

DOUGLAS COUNTY, NV

**2022-984990**

RPTT:\$975.00 Rec:\$40.00

\$1,015.00 Pgs=4

05/13/2022 09:55 AM

SIGNATURE TITLE - RENO

KAREN ELLISON, RECORDER

Escrow #510843YC

A.P.N.: 1022-17-001-003

RECORDING REQUESTED BY:

Name: SIGNATURE TITLE COMPANY LLC

Address: 5365 RENO CORPORATE DRIVE SUITE 100  
RENO, NV 89511

Edwin Oh & Cindy Oh  
1020 Clearview Dr  
Carson City, NV 89701

(For Recorder's use only)

**Grant, Bargain, Sale Deed**

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2.  
(Additional recording fees apply)

This cover page must be typed or printed.

A.P.N.: 1022-17-001-003

RECORDING REQUESTED BY:  
Signature Title Company LLC  
5365 Reno Corporate Drive Suite 100  
Reno, NV 89511

MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:

Edwin Oh and Cindy Oh

Escrow No.: 510843-YC

RPTT \$ 975.00

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**Miguel A. Perez and Juana Perez, Husband And Wife As Joint Tenants**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby  
Grant, Bargain, Sell, and Convey to:

**Edwin Oh and Cindy Oh, Husband And Wife As Joint Tenants**

all that real property in the City of Minden, County of Douglas, State of Nevada, described as  
follows:

**SEE EXHIBIT "A"**

Together with all and singular the tenements, hereditaments and appurtenances thereunto  
belonging or in anywise appertaining.

**SEE SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF**

Dated: 5-13-22

Miguel A. Perez  
Miguel A. Perez

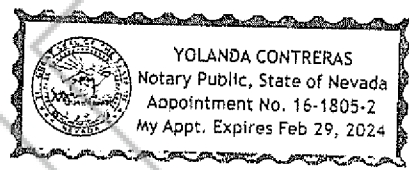
Juana Perez  
Juana Perez

STATE OF NEVADA ) ss:  
COUNTY OF WASHOE

This instrument was acknowledged before me on May 13, 2022

by MIGUEL A. PEREZ AND JUANA PEREZ

[Signature] (seal)  
Notary Public



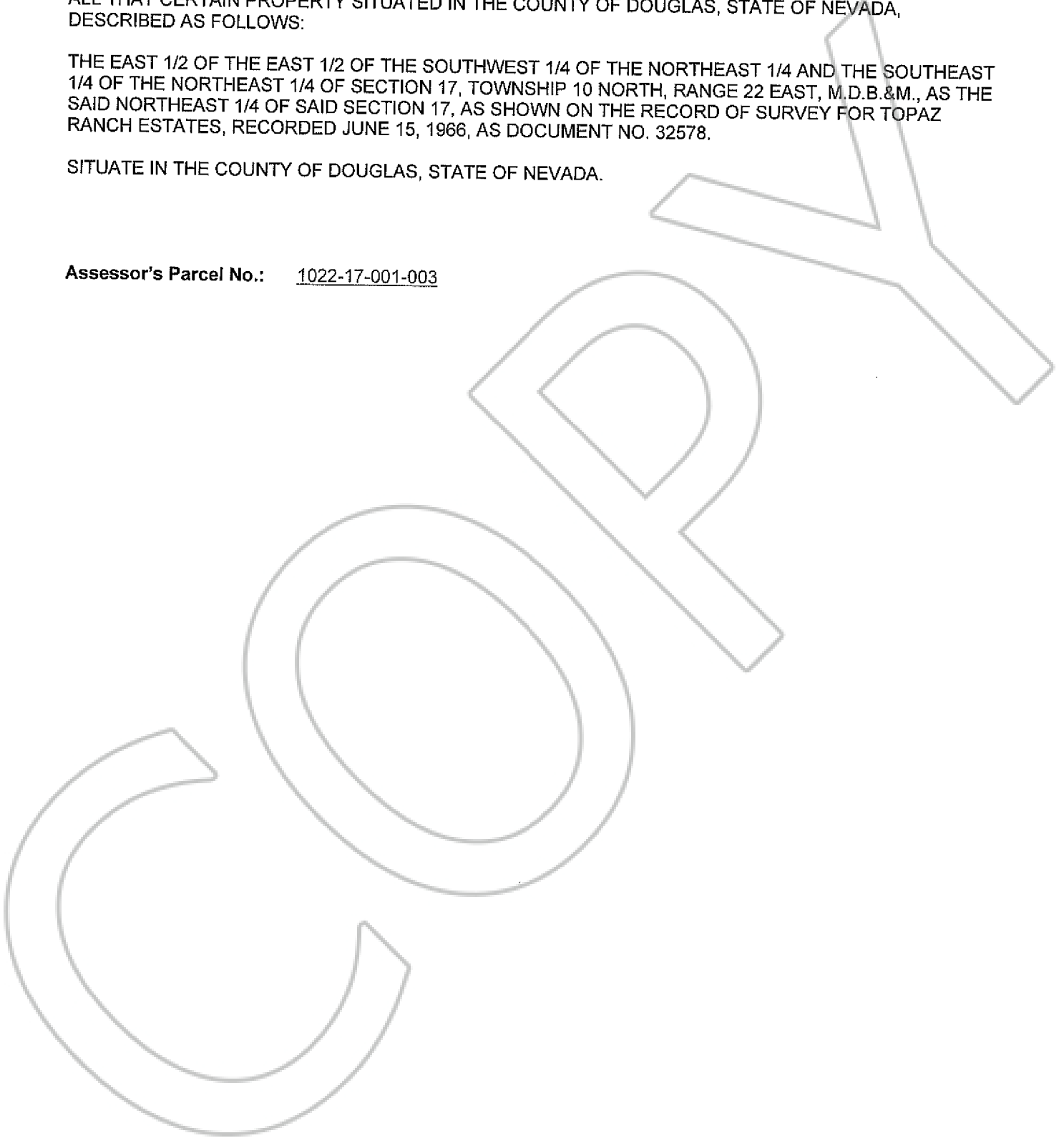
**EXHIBIT "A"**

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA,  
DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST  
1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B.&M., AS THE  
SAID NORTHEAST 1/4 OF SAID SECTION 17, AS SHOWN ON THE RECORD OF SURVEY FOR TOPAZ  
RANCH ESTATES, RECORDED JUNE 15, 1966, AS DOCUMENT NO. 32578.

SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA.

**Assessor's Parcel No.:** 1022-17-001-003



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1022-17-001-003 \_\_\_\_\_
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$250,000.00  
 Transfer Tax Value \$250,000.00  
 Real Property Transfer Tax Due: \$975.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: 100 %**

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Handwritten Signature] Grantor  
 Signature [Handwritten Signature] Grantee

**SELLER (GRANTOR) INFORMATION**  
(Required)

Print Name: Miguel A. Perez Juan Perez  
 Address: 4966 Center Dr  
Carson City, NV 89701

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name: Edwin Oh Cindy Oh  
 Address: 1020 Clearview Dr  
Carson City, NV 89701

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Signature Title Company LLC Escrow #: 510843-YC  
 Address: 5365 Reno Corporate Drive # 100  
Reno NV 89511

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**