

DOUGLAS COUNTY, NV  
RPTT:\$1495.65 Rec:\$40.00  
\$1,535.65 Pgs=2  
TICOR TITLE - RENO (MAIN)  
KAREN ELLISON, RECORDER

2022-986357

06/15/2022 03:02 PM

WHEN RECORDED MAIL TO:  
Nicolas Montiel, Laura Montiel &  
Gloria Rivera Torres  
PO Box 5583  
Stateline, NV 89449

MAIL TAX STATEMENTS TO:  
  
SAME AS ABOVE

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

Escrow No. 2201672-KA  
APN No.: 1319-18-214-015  
R.P.T.T. \$1,495.65

Space Above for Recorder's Use Only

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Nicolas Montiel and Laura Montiel, husband and wife as joint tenants with right of survivorship

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

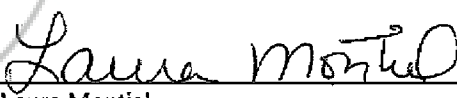
Nicolas Montiel and Laura Montiel, husband and wife, and Gloria Rivera Torres, a single woman, all as joint tenants with right of survivorship

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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


  
\_\_\_\_\_  
Nicolas Montiel

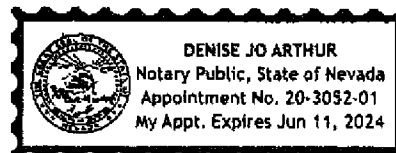
  
\_\_\_\_\_  
Laura Montiel

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on June 10, 2022  
by Nicolas Montiel and Laura Montiel

  
\_\_\_\_\_  
NOTARY PUBLIC



Escrow No. 2201672-KA

**EXHIBIT A  
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 15 of Chalet Village, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on October 25, 1977 in Book 1077, Page(s) 1472 as Document Number 14332.

APN: 1319-18-214-015



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1319-18-214-015
- 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
- i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Notes: \_\_\_\_\_

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

\$383,097.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$383,097.00  
 Real Property Transfer Tax Due: \$1,495.65

**4. If Exemption Claimed**

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

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 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 *Nicolas Montiel* Capacity Grantor  
 Signature *Gloria Rivera Torres* Capacity Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Nicolas Montiel & Laura Montiel  
 Address: PO Box 5583  
 City: Stateline  
 State: NV Zip: 89449

Print Name: Nicolas Montiel, Laura Montiel & Gloria Rivera Torres  
 Address: PO Box 5583  
 City: Stateline  
 State: NV Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING  
(REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2201672-KA  
 Address: 5441 Kietzke Lane, Suite 100  
 City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)