

RPTT:  
APN: 1220-24-101-008

MAIL RECORDED DOCUMENT TO:  
Patricia Simmons  
774 Pinto Circle  
Gardnerville, NV 89410



00157121202209872250030030

KAREN ELLISON, RECORDER

E05

MAIL TAX STATEMENT TO:  
Patricia Simmons  
774 Pinto Circle  
Gardnerville, NV 89410

**GRANT DEED**

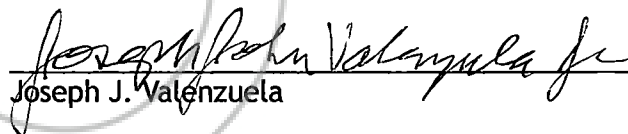
For valuable consideration, receipt of which is hereby acknowledged, JOSEPH J. VALENZUELA, TRINA M. CARTER, and JENNY L. DUKE, hereby Grant, Sell, Bargain and Convey to PATRICIA A. SIMMONS, a single woman, all right, title and interest in the real property commonly known 774 Pinto Circle, City of Gardnerville, County of Douglas, State of Nevada, and more particularly described as:

*Parcel D, as set forth on the Parcel Map being a re-division of Lot 24, of the Ruhestroth Ranchos Subdivision, recorded August 19, 1977, in Book 877, Page 1280, Document No. 12141, Official Records of Douglas County, State of Nevada.*

Together with all contents, structures, appliances, fixtures, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

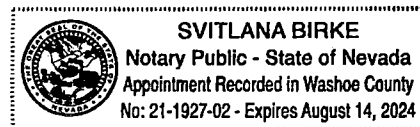
Dated this 23 day of April, 2022.

  
Joseph J. Valenzuela

STATE OF NEVADA            )  
  ) SS.  
COUNTY OF DOUGLAS    )

On this 23<sup>th</sup> day of April, 2022, before the undersigned, a Notary Public, personally appeared Joseph J. Valenzuela, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

  
\_\_\_\_\_  
Notary Public



Dated this 9<sup>th</sup> day of April, 2022.

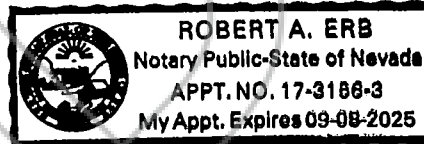
Trina M. Carter

Trina M. Carter

STATE OF NEVADA )  
 ) SS.  
COUNTY OF DOUGLAS )

On this 9<sup>th</sup> day of April, 2022, before the undersigned, a Notary Public, personally appeared Trina M. Carter, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

Robert A. Erb  
Notary Public



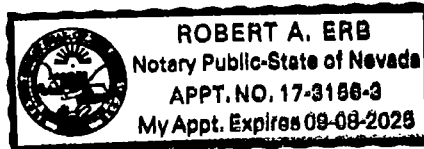
Dated this 9<sup>th</sup> day of April, 2022.

Jenny L. Duke  
Jenny L. Duke

STATE OF NEVADA )  
 ) SS.  
COUNTY OF DOUGLAS )

On this 9<sup>th</sup> day of April, 2022, before the undersigned, a Notary Public, personally appeared Jenny L. Duke, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

Robert A. Erb  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-24-101-008  
 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	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 5  
 b. Explain Reason for Exemption: Children to mother

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 Patricia A. Simmons Capacity Grantee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED) TRINA CARTER

Print Name: Joe Valenzuela  
 Address: 1878 Coit Lane  
 City: Gardnerville  
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Patricia A. Simmons  
 Address: 779 Pinto Circle  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)