

DOUGLAS COUNTY, NV
RPTT:\$195.00 Rec:\$40.00
\$235.00 Pgs=2
2022-988392
08/12/2022 01:39 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1022-09-001-094
R.P.T.T.	\$ 195.00
File No.:	1773820 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Clinton Hughes and Tristy Hughes	
P.O. Box 1663	
Placerville, CA 95667	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Miguel Donovan Gutierrez, a married man as his sole and separate property, and Adrienne Christine Gutierrez, a single woman** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Clinton Hughes and Tristy Hughes, husband and wife, as Joint Tenants with Rights of Survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 51, as shown on the map of TOPAZ RANCH ESTATES, UNIT NO. 3, filed in the Office of the County Record of Douglas County, State of Nevada, on March 31, 1969, as Document No. 44091.

EXCEPTING THEREFROM any mobile home located thereon

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 8/3/22

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

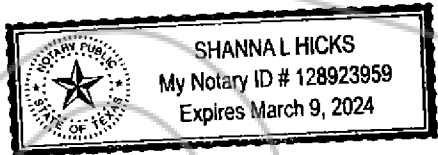
Miguel Donovan Gutierrez
Miguel Donovan Gutierrez

Adrienne Christine Gutierrez
Adrienne Christine Gutierrez

State of Texas)
County of Comal) ss

This instrument was acknowledged before me on the 3rd day of August, 2022
By: Miguel Donovan Gutierrez and Adrienne Christine Gutierrez.

Signature: Shanna L Hicks
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-09-001-094
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 50,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 50,000.00
 d. Real Property Transfer Tax Due \$ 195.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 MBowen Capacity Escrow Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Miguel Donovan Gutierrez and
Adrienne Christine Gutierrez
 Address: 4212 Pintail Way
 City: Marion
 State: TX Zip: 78124

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Clinton Hughes and Tristy Hughes
 Address: P.O. Box 1663
 City: Placerville
 State: CA Zip: 95667

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1773820 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED