

A.P.N.: 1022-10-001-049
File No: 143-2656399 (et)
R.P.T.T.: \$191.10

When Recorded Mail To: Mail Tax Statements To:
Edwin A. Valentine, III
PO Box 1193
Minden , NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ruben A. Aguirre and Douglass M. Duffy, as registered domestic partners as joint tenants with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Edwin A. Valentine, III, an unmarried man

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

LOT 97, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES UNIT NO. 2, AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON FEBRUARY 20, 1967, IN BOOK 1 OF MAPS AS DOCUMENT NO. 35464, OFFICIAL RECORDS.

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Ruben A. Aguirre

Ruben A. Aguirre

Dougllass M. Duffy

Dougllass M. Duffy

STATE OF Washington)
)
 : **ss.**
COUNTY OF Pierce)

08/16/2022

This instrument was acknowledged before me on _____ by
Ruben A. Aguirre and Dougllass M. Duffy.

Susan Hughes

Notary Public

(My commission expires: 08/17/2024)

SUSAN HUGHES
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 183915
COMMISSION EXPIRES 08/17/2024

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2656399.

This notarial act involved the use of communication technology

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-10-001-049
- 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

Book _____ Page: _____

Date of Recording: _____

Notes: _____

- 3. a) Total Value/Sales Price of Property: \$48,750.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$48,750.00
- d) Real Property Transfer Tax Due \$191.10

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: _____

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: Ruben A. Aguirre and Douglass M. Duffy

Print Name: Edwin A. Valentine, III

Address: 1927 Canal Dr

Address: PO Box 1193

City: Fernley

City: Minden

State: NV Zip: 89408

State: NV Zip: 89423

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

Print Name: First American Title Insurance Company

File Number: 143-2656399 et/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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