

DOUGLAS COUNTY, NV
RPTT:\$1470.30 Rec:\$40.00
\$1,510.30 Pgs=3 11/28/2022 08:44 AM
2022-991883
FIRST AMERICAN TITLE RENO
KAREN ELLISON, RECORDER

A.P. No. 1220-04-515-022
Escrow No. 121-2655484-TM/CJ
R.P.T.T. \$1,470.30

WHEN RECORDED RETURN TO:
Austin Lambert and Michael A. Schmidt
1367 Apollo Avenue
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
Austin Lambert
1367 Apollo Avenue
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Raul D. Sanchez, a married man as his sole and separate property, who acquired title as,
Raul D. Sanchez, an unmarried man

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

Austin Lambert, a single man and Michael A. Schmidt, a single man, as joint tenants with
right of survivorship

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

LOT 35, OF CARSON VALLEY ESTATES SUBDIVISION, UNIT NO. 3, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 15, 1971, IN BOOK 91, PAGE 235, AS DOCUMENT NO. 54454.

TOGETHER WITH ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A LOT LINE ADJUSTMENT BETWEEN LOT A-3 IN BLOCK C AS SHOWN ON THE AMENDED PLAT OF VALLEY VILLA SUBDIVISION FILED FOR RECORD ON NOVEMBER 30, 1988, AS DOCUMENT NO. 191759, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; AND LOT 35 AS SHOWN ON THE FINAL MAP OF CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 3 FILED FOR RECORD IN BOOK 91 AT PAGE 235, AS DOCUMENT NO. 544544, OFFICIAL RECORDS & DOUGLAS COUNTY, NEVADA; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF AFORESAID LOT A-3, THENCE ALONG THE NORTH LINE OF LOT A-3, SOUTH 89° 44' 36" WEST, A DISTANCE OF 1.56 FEET TO AN ANGLE POINT IN SAID LINE WHICH POINT IS COMMON WITH THE ANGLE POINT IN THE SOUTH LINE OF LOT 38 OF AFORESAID CARSON VALLEY ESTATES; THENCE LEAVING SAID NORTH LINE, NORTH 89° 22' 36" WEST, A DISTANCE OF 100.87 FEET THENCE NORTH 00° 43' 26" EAST, A DISTANCE OF 1.76 FEET; THENCE NORTH 88° 17' 48" WEST A DISTANCE OF 72.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88° 17' 48" WEST, A DISTANCE OF 1.48 FEET TO THE WEST LINE OF SAID LOT A-3; THENCE ALONG SAID LINE NORTH 00° 18' 53" WEST, A DISTANCE OF 7.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT A-3 ALSO BEING A POINT ON THE SOUTH LINE OF SAID LOT 35; THENCE ALONG SAID SOUTH LINE THRU A NON -TANGENT CURVE TO THE LEFT WHOSE RADIUS POINT

BEARS NORTH 06° 35' 53" EAST A DISTANCE OF 465.00 FEET, WITH A CENTRAL ANGLE OF 00°17'04", AND AN ARC LENGTH OF 2.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 35; THENCE LEAVING SAID LINE SOUTH 06° 18' 46" WEST, A DISTANCE OF 7.04 FEET TO THE TRUE POINT OF BEGINNING.

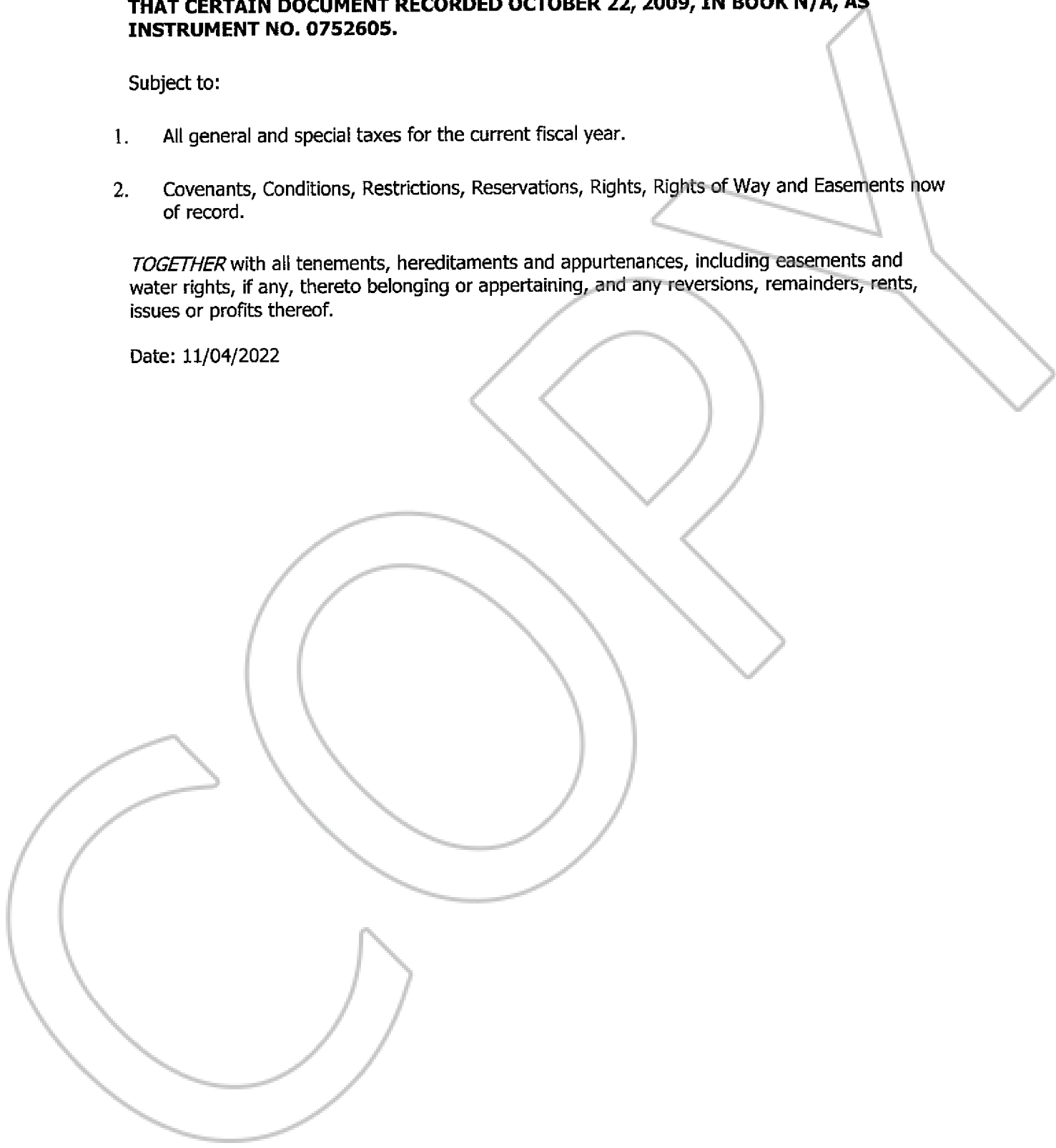
NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 22, 2009, IN BOOK N/A, AS INSTRUMENT NO. 0752605.

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.

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.

Date: 11/04/2022



Raul D. Sanchez

Raul D. Sanchez

STATE OF ^{NM}~~NEVADA~~)
^{Math} : ss.
COUNTY OF ^{Math}~~WASHOE~~)
Bernalillo

This instrument was acknowledged before me on
November 21, 2022 by
Raul D. Sanchez.

Kim Ann Mathson

Notary Public

(My commission expires: 11.21.2026)

STATE OF NEW MEXICO
NOTARY PUBLIC
Kim Ann Mathson
Commission No. 1043587
April 21, 2026

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
11/04/2022 under Escrow No. 121-2655484

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-04-515-022
- 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: \$377,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$377,000.00
- d) Real Property Transfer Tax Due \$1,470.30

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: Raul D. Sanchez

Capacity: Grantor

Signature: _____

Capacity: _____

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

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

Print Name: Raul D. Sanchez

Print Name: Austin Lambert and
Michael A. Schmidt

Address: 2022 High Street SE

Address: 1367 Apollo Avenue

City: Albuquerque

City: Gardnerville

State: NM Zip: 87102

State: NV Zip: 89410

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

Print Name: First American Title Insurance Company

File Number: 121-2655484 TM/ kc

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

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