

DOUGLAS COUNTY, NV **2022-992439**
RPTT:\$1657.50 Rec:\$40.00
\$1,697.50 Pgs=2 12/15/2022 09:53 AM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-08-214-016
R.P.T.T.	\$1,657.50
File No.:	1883787 AMG
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To: <i>Same as below</i>	
When Recorded Mail To:	
Jillian Rush	
1010 Starshine Ct	
Carson City NV 89705	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Julie Manuta Garcia, Trustee of the Manuta Living Trust, dated March 12, 2002

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Jillian Rush, a single woman,

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

Lot 4, in Block L, of SUNRIDGE HEIGHTS, PHASES 4 & 5A, A PLANNED UNIT DEVELOPMENT, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on July 1, 1994, in Book 794, Page 1, as Document No. 340968.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. [Enter Data]

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: 12/7/22

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

the Manuta Living Trust dated March 12, 2002

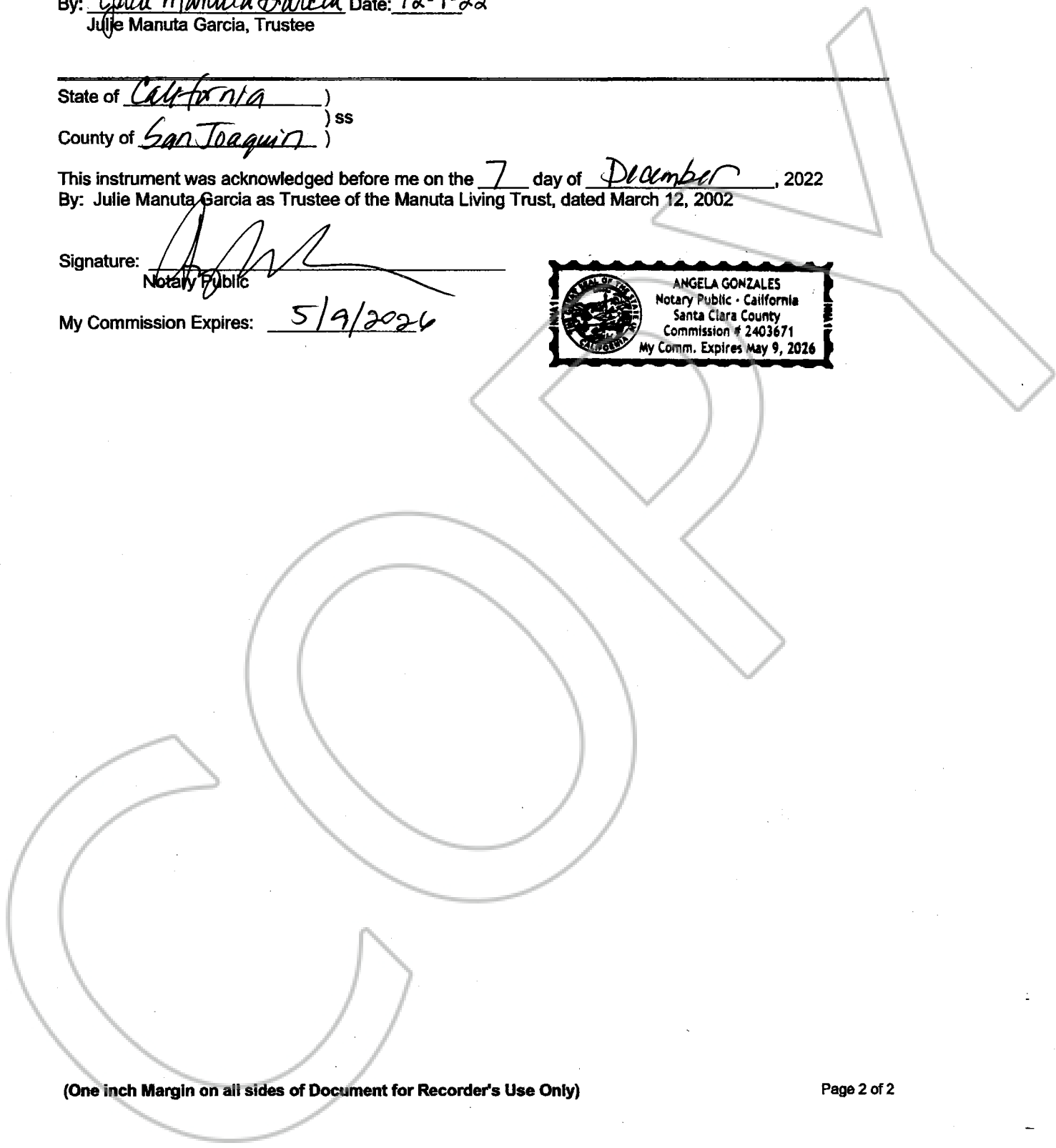
By: Julie Manuta Garcia Date: 12-7-22
Julie Manuta Garcia, Trustee

State of California)
County of San Joaquin) ss

This instrument was acknowledged before me on the 7 day of December, 2022
By: Julie Manuta Garcia as Trustee of the Manuta Living Trust, dated March 12, 2002

Signature: [Handwritten Signature]
Notary Public

My Commission Expires: 5/9/2026



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-08-214-016
 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 \$ 425,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 425,000.00
 d. Real Property Transfer Tax Due \$ 1,657.50

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

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 *A. Claypool* Capacity _____ Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: the Manuta Living Trust, dated March
12, 2002
 Address: 2011 Woodbine Ave
 City: Manteca
 State: CA Zip: 95337

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jillian Rush
 Address: 1010 Starshine Ct
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1883787 AMG
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED