

A.P.N.: 1420-07-817-035
File No: 10-934-RG
R.P.T.T.: 604.50

When recorded return to:
Luis Bautista Paz
937 Vassar Street, Carson City, NV 89705

Mail Tax Statement To:
Luis Bautista Paz
937 Vassar Street, Carson City, NV 89705

GRANT, BARGAIN and SALE DEED

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

Jorge Hernandez-Lopez a married man as his sole and separate property and Alejandro Hernandez a married man as his sole and separate property

THE GRANTOR(S)

Do(es) hereby *GRANT, BARGAIN and SALE* to

Luis Bautista Paz and Teresa Hernandez Ayala, Husband and wife as Community Property with Right of Survivorship.

the real property situated in the county of Douglas state of NEVADA. Described as follows:

See attached Exhibit "A"

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Ways 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 revisions, remainders, rents, issues, or profits thereof.

Jorge Hernandez Lopez
Jorge Hernandez Lopez

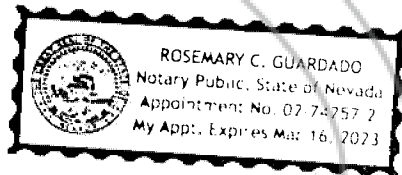
Alejandro Hernandez
Alejandro Hernandez

STATE OF: NV

COUNTY OF: Washoe

This instrument was acknowledged before me on this 6 day of June, 2022
by Jorge Hernandez Lopez and ~~Alejandro Hernandez~~.

Rosemary C. Guardado
Notary Public



ALL-PURPOSE ACKNOWLEDGMENT

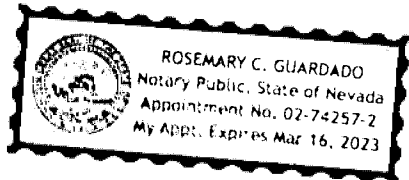
State of NV

County of Washoe

On July 12, 2022 before me, Rosemary C Guardado
DATE NAME OF NOTARY PUBLIC

personally appeared Alejandro Hernandez
NAME(S) OF SIGNER(S)

personally known to me OR proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

[Signature]
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

Grant Bargain Deed
TITLE OR TYPE OF DOCUMENT

3
NUMBER OF PAGES

6.30.22
DATE OF DOCUMENT

Jorge Hernandez Lopez
SIGNER(S) OTHER THAN NAMED ABOVE



EXHIBIT A
LEGAL DESCRIPTION

LOT 14, BLOCK C AS SHOWN ON THE MAP OF IMPALA MOBILE HOME ESTATES UNIT NO. 1,
RECORDED MAY 11, 1978 IN BOOK 578, PAGE 708 AS DOCUMENT NO. 20555, OFFICIAL RECORDS,
DOUGLAS COUNTY, NEVADA.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-817-035
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: _____
 b. Deed in Lieu of Foreclosure Only (value of property) \$ 155,000.00
 c. Transfer Tax Value: \$ 155,000.00
 d. Real Property Transfer Tax Due: \$ 604.50
4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: _____ Grantor

Signature Luis Bautista per Teresahernandez Ayala Capacity: _____ Grantee

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

Print Name: Jorge Hernandez-Lopez and Alejandro Hernandez
 Address: 937 Vassar
 City: Carson City
 State: NV Zip: 89705

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

Print Name: Luis Bautista Paz and Teresa Hernandez Ayala
 Address: 937 Vassar
 City: Carson City
 State: NV Zip: 89705

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

Print Name: True Title & Escrow Esc. #: 10-934-RG
 Address: 460 E. Plumb Lane
 City: Reno State: NV Zip: 89502

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED