

DOUGLAS COUNTY, NV **2023-1001223**  
RPTT:\$2535.00 Rec:\$40.00  
\$2,575.00 Pgs=3 10/06/2023 09:10 AM  
SIGNATURE TITLE - ZEPHYR COVE  
SHAWNYNE GARREN, RECORDER

A.P.N.: 1318-23-212-046

RECORDING REQUESTED BY:  
Signature Title Company LLC  
212 Elks Point Road, Suite 445, P.O. Box 10297  
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:

Steve Johnson  
4471 Dean Martin Drive #905  
Las Vegas, NV 89103

Escrow No.: ZC3664-JL

RPTT \$2,535.00

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Julio Cesar Rodriguez and Paola Rodriguez, Husband and Wife As Joint Tenants With Right of Survivorship**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Steven P. Johnson, a single man**

all that real property in the City of Stateline, County of Douglas, State of Nevada, described as follows:

**See Attached Exhibit "A"**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

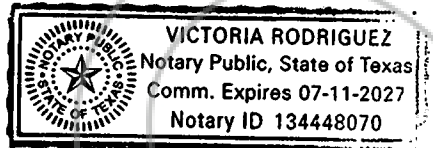
**Signature Page attached and made a part hereof.**

Julio Cesar Rodriguez  
Julio Cesar Rodriguez  
Paola Rodriguez  
Paola Rodriguez

STATE OF Texas  
COUNTY OF TRAVIS

} ss:

This instrument was acknowledged before me on 09/28/2023  
by Julio Rodriguez, Paola Rodriguez  
V. Rodriguez (seal)  
Notary Public



## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

A parcel of land situated in and being a portion of Section 23, Township 13 North, Range 18 East M.D.B.&M., and further being a portion of Lot 9A and 9B of Lake Village Unit 2C Subdivision, filed for record in the office of the County Recorder of Douglas County, Nevada on March 10, 1972, as Document No. 58124, more particularly described as follows:

Unit C, as set forth on the Parcel Map for Elmer Weekley, being a Subdivision of Lot 9 of Lake Village No. 2C, recorded March 15, 1978, in Book 378, Page 921, Document No. 18554, Official Records of Douglas County, State of Nevada.

APN: 1318-23-212-046

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1318-23-212-046
- 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

|   |             |
|---|-------------|
| <b>FOR RECORDER'S OPTIONAL USE ONLY</b> |             |
| Book: _____                             | Page: _____ |
| Date of Recording: _____                |             |
| Notes: _____                            |             |

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$650,000.00

Transfer Tax Value \$650,000.00

Real Property Transfer Tax Due: \$2,535.00

**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.

DocuSigned by:  
 Signature Julio C Rodriguez Grantor \_\_\_\_\_  
A6C9A8C129A445A  
 Signature [Signature] Grantee Agents

**SELLER (GRANTOR) INFORMATION**  
(Required)

Print Name: Julio Cesar Rodriguez

Address: 20812 Windmill Ridge St  
Pflugerville, TX 78660

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name Steven P. Johnson

Address: 4471 Dean Martin Drive #905  
Las Vegas, NV 89103

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

Print Name: Signature Title Company LLC Escrow #: ZC3664-JL

Address: 212 Eiks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**