

APN# 1420-26-401-039



SHAWNYNE GARREN, RECORDER E05

Recording Requested by/Mail to:

Name: Sara Pacheco

Address: 1680 Stephanie Way

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: Sara Pacheco

Address: 1680 Stephanie Way

City/State/Zip: Minden, NV 89423

Grant, Bargain, and Sale Deed

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Sara Pacheco

Signature

Sara Pacheco

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Arnulfo Pacheco Jr, a married man, and Sara Pacheco, a widow, as joint tenants do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Sara Pacheco, a widow

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 10/26/2023

x/ Arnulfo Pacheco Jr.
Arnulfo Pacheco Jr.

x/ Sara Pacheco
Sara Pacheco

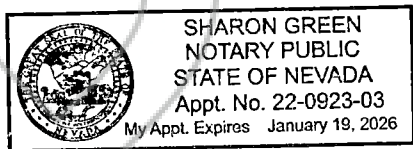
Spousal Acknowledgment:
I, Isela Pacheco (Isela Pacheco),
acknowledging receipt of sufficient
consideration, hereby waive and release all
my rights, title, and interest, if any, in the
above Property unto Grantee(s).

x/ Isela Pacheco

STATE OF: Nevada

COUNTY OF: ~~Carson~~ ^{Sky} Douglas Carson

This instrument was acknowledged before me on
10/26/2023



By Arnulfo Pacheco Jr.

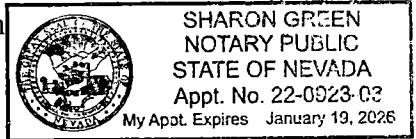
[Signature]

Notary Public

STATE OF: Nevada

COUNTY OF: ~~Douglas~~ ^{Sk} Carson

This instrument was acknowledged before me on
10/26/2023



By Isela Pacheco

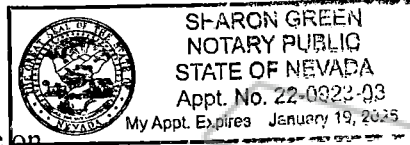
[Signature]

Notary Public

Grant, Bargain and Sale Deed - Page 3

STATE OF: Nevada

COUNTY OF: Douglas County



This instrument was acknowledged before me on

10/26/2023

By Sara Pacheco

A handwritten signature in black ink, appearing to read "Sara Pacheco", written over a horizontal line.

Notary Public

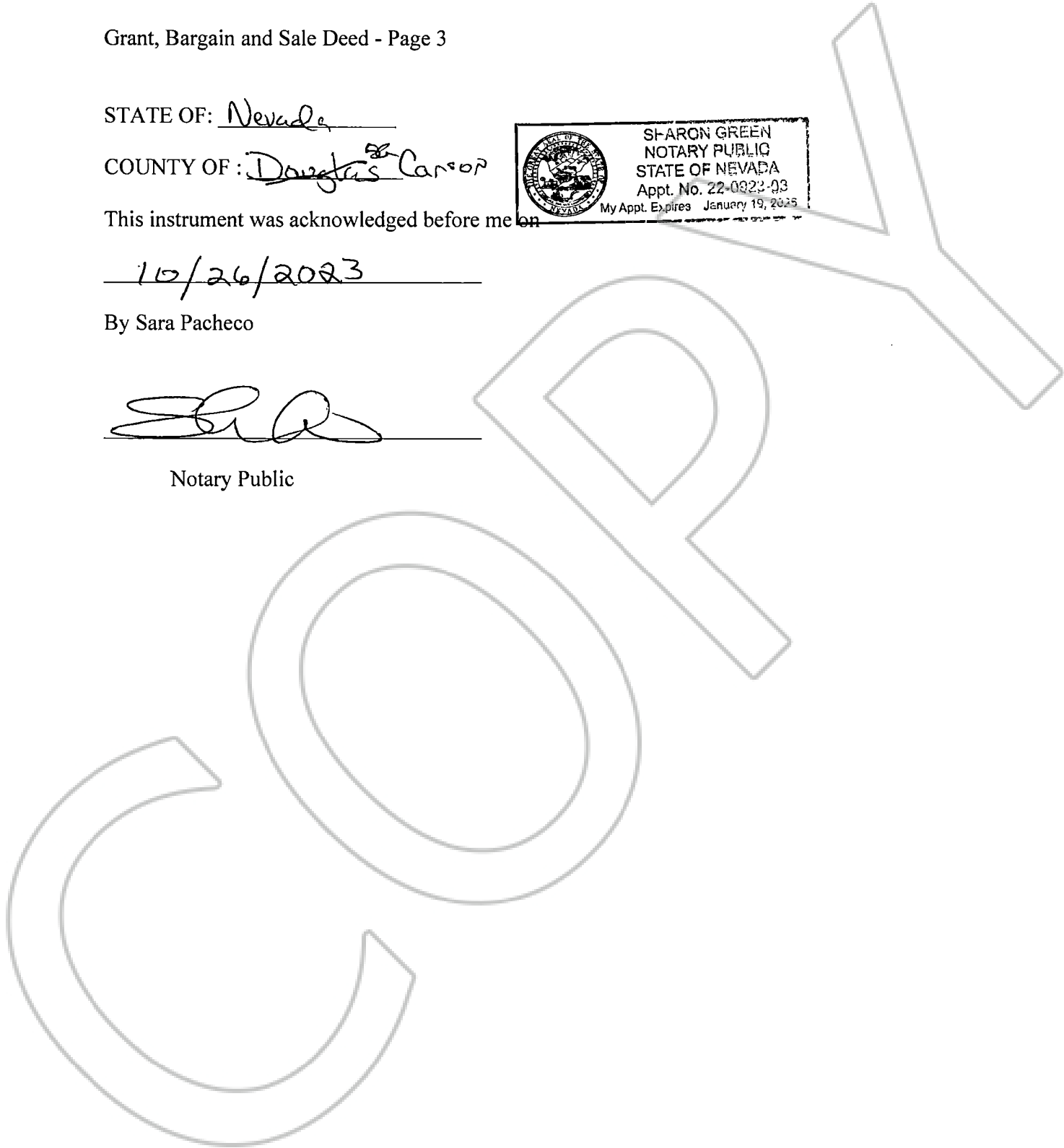


EXHIBIT "A"
LEGAL DESCRIPTION

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

Being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 14 North, Range 20 East, M.D. B. & M., described as follows:

Commencing at the Southwest corner of Said Section 26; thence North 89°57' East along the South line of said Section 26 a distance of 1737 feet to the true point of beginning; thence North 0°05' West a distance of 837.60 feet to a point on the South line of the parcel conveyed to Leonard G. Wagner, et ux, by Deed recorded July 31, 1964 under Document No. 25761, Official Records of Douglas County, Nevada, thence North 89°57' East a distance of 243 feet; thence South 0°05' West a distance of 837.60 feet to a point on the South line of said Section 25; thence South 89°57' West along the South line of said Section 26, a distance of 243 feet to the point of beginning.

APN: 1420-26-401-039

Note: Document No. 235212 is provided pursuant to the requirements of Section 6.NRS 111 .312

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-26-401-039
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ \$0.00
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 5
 b. Explain Reason for Exemption: Son Deeding interest to Mother without consideration

5. Partial Interest: Percentage being transferred: 100.0 %

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 Sara Pacheco Capacity _____ Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Arnulfo Pacheco Jr & Sara Pacheco
 Address: 1680 Stephanie Way
 City: Minden
 State: NV Zip: 89423

Print Name: Sara Pacheco
 Address: 1680 Stephanie Way
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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