

DOUGLAS COUNTY, NV

**2023-1002663**

RPTT:\$0.00 Rec:\$40.00

11/28/2023 08:40 AM

\$40.00 Pgs=2

PIONEER NEVADA INC

SHAWNYNE GARREN, RECORDER

E07

APN: **1420-07-113-028**

RPTT: \$0

When Recorded Return to:  
Pioneer Nevada Inc  
904 N Nevada St  
Carson City, NV 89703

Mail Tax Statements to:  
David G. Jauregui  
876 Valley Vista Drive  
Carson City, NV 89705

SPACE ABOVE FOR RECORDERS USE

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**Grant, Bargain, Sale Deed**

THIS INDENTURE WITNESSETH: That

David G. Jauregui and Esmeralda Fausto

For valuable consideration of \$10.00 is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey their interest to

David Jauregui-Guzman and Esmeralda Fausto Gomez (and their successors in interest) as Trustees of The Little Davito Revocable Living Trust dated November 21, 2023

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

LOT 35, IN BLOCK D, AS SHOWN ON THE MAP OF VALLEY VISTA ESTATES 1, PHASE 1B, FILED FOR RECORD IN THE OFFICE OF THE COUNTY, STATE OF NEVADA, ON JUNE 2, 1995, IN BLOCK 695, IN PAGE 389, AS DOCUMENT NO. 363386.

Assessors Parcel No.: **1420-07-113-028**

SPACE BELOW FOR RECORDER

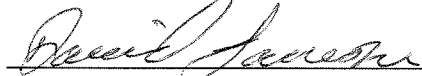
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Subject to:

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, thereunto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness my/our hand this 21 day of November 2023

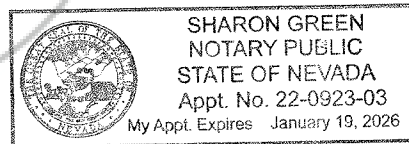
  
\_\_\_\_\_  
David G. Jauregui  
AKA David Jauregui-Guzman

  
\_\_\_\_\_  
**Esmeralda Fausto**  
AKA Esmeralda Fausto Gomez

STATE OF NEVADA  
COUNTY OF CARSON

On November 21, 2023, David Jauregui-Guzman and Esmeralda Fausto Gomez, personally appeared before me, a Notary Public, who acknowledged that they executed the above instrument.

  
\_\_\_\_\_  
Sharon Green, NOTARY PUBLIC



SPACE BELOW FOR RECORDER

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-07-113-028  
 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: \_\_\_\_\_  
Verified Trust - js

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 # 7  
 b. Explain Reason for Exemption: Transfer to Trust with no consideration

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 David Jauregui Capacity \_\_\_\_\_ Grantor  
 Signature David Jauregui Capacity \_\_\_\_\_ Grantee

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

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

Print Name: David Jauregui-Guzman  
 Address: 876 Valley Vista Drive  
 City: Carson City  
 State: Nevada Zip: 89705

Print Name: The Little Davito Revocable Living Trust  
 Address: 876 Valley Vista Drive  
 City: Carson City  
 State: Nevada Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Pioneer Nevada Inc Escrow # \_\_\_\_\_  
 Address: 904 N Nevada st  
 City: Carson City State: Nevada Zip: 89703

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