

DOUGLAS COUNTY, NV  
RPTT:\$4485.00 Rec:\$40.00  
\$4,525.00 Pgs=3

**2023-1002988**

**12/07/2023 08:36 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1420-35-411-010  
R.P.T.T.: \$4,485.00  
Escrow No.: 23038556-SA  
When Recorded Return To:  
Daniel Joseph Zen, Sr. and Melinda Zen  
1680 Chiquita Circle  
Minden, NV 89423

Mail Tax Statements to:  
Daniel Joseph Zen, Sr. and Melinda Zen  
1680 Chiquita Circle  
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Mitchell Guy Parra and Debra J. Parra, husband and wife as joint tenants**

do(es) hereby Grant, Bargain, Sell and Convey to

**Daniel Joseph Zen, Sr. and Melinda Zen, husband and wife as joint tenants, with right of Survivorship**

all that real property situated in the Town of Minden, County of Douglas, State of Nevada, described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 5 day of December, 2023.

Mitchell Guy Parra  
Mitchell Guy Parra

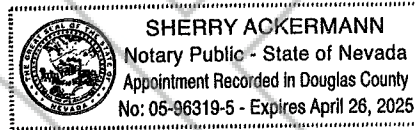
Debra J. Parra  
Debra J. Parra

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 5 day of December, 2023, by Mitchell Guy Parra and Debra J. Parra.

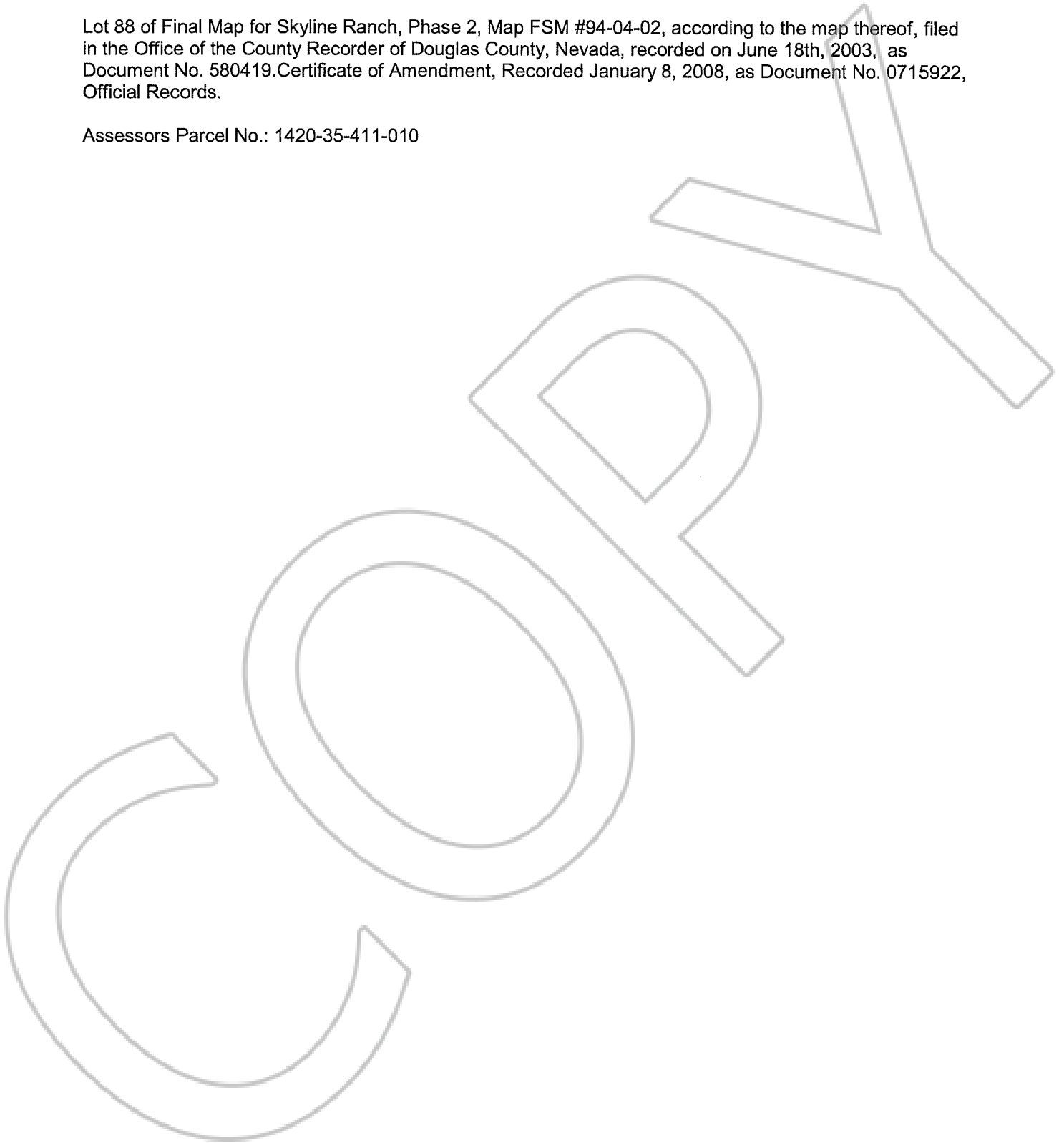
Sherry Ackermann  
Notary Public



## EXHIBIT "A"

Lot 88 of Final Map for Skyline Ranch, Phase 2, Map FSM #94-04-02, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on June 18th, 2003, as Document No. 580419. Certificate of Amendment, Recorded January 8, 2008, as Document No. 0715922, Official Records.

Assessors Parcel No.: 1420-35-411-010



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-35-411-010  
 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: \$1,150,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$1,150,000.00  
 d. Real Property Transfer Tax Due: \$4,485.00

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 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: *Cynthia Haggard* Capacity: Grantor Escrow  
 Signature: \* \_\_\_\_\_ \* Capacity: Grantee

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

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

Print Name: Mitchell Guy Parra and Debra J. Parra  
 Address: 12225 Hidden Hills Drive  
 City: Sparks  
 State: NV                      Zip: 89441

Print Name: Daniel Joseph Zen, Sr. and Melinda Zen  
 Address: 1680 Chiquita Circle  
 City: Minden  
 State: Nevada                Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23038556-SA  
 Address: 1352 Hwy 395, Ste 114  
 City Gardnerville              State: NV              Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED