

DOUGLAS COUNTY, NV  
RPTT:\$331.50 Rec:\$40.00  
\$371.50 Pgs=3  
TICOR TITLE - CC (NVTH3K)  
SHAWNYNE GARREN, RECORDER

2023-992937

01/03/2023 11:15 AM

WHEN RECORDED MAIL TO:

Rick Armas  
Helen Thomson Armas  
PO Box 435  
Wellington, NV 89444

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2204796-DKD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 0923-19-000-006  
R.P.T.T. \$ 331.50

SPACE ABOVE FOR RECORDER'S USE ONLY

**SIGNED IN COUNTERPART**

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Rizalino Rizal Flores, an unmarried man, as to an undivided 1/2 interest and Dean J. Cunningham and Patti A. Cunningham, Co-Trustees of the Cunningham Family Trust dated February 23, 2007, as to an undivided 1/2 interest.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Rick Armas and Helen Thomson Armas, husband and wife, as joint tenants with right of survivorship

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

A portion of the North 1/2 of Section 19, Township 9 North, Range 23 East, M.D.B.&M., more particularly described as follows:

Parcel 19, as shown on Division of Land Map for the Estate of Joseph T. Banner and Frank C. Bosler, filed in the Office of the County Recorder of Douglas County, Nevada, on January 18, 1984, as File No. 94344.

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

Signature and notary acknowledgement on page two.

The Cunningham Family Trust

*Dean J. Cunningham*  
Dean J. Cunningham, Co-Trustee

*Patti A. Cunningham*  
Patti A. Cunningham, Co-Trustee

STATE OF NEVADA *California*  
COUNTY OF DOUGLAS *Orange*

ss:

This instrument was acknowledged before me on 12-22-2022  
by Dean J. Cunningham and Patti A. Cunningham, Co-Trustees

*J. Stittsworth*  
NOTARY PUBLIC



\_\_\_\_\_  
Rizalino Rizal Flores

STATE OF NEVADA  
COUNTY OF DOUGLAS

ss:

This instrument was acknowledged before me on \_\_\_\_\_  
by Rizalino Rizal Flores

\_\_\_\_\_  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02204796.

**The Cunningham Family Trust**

Dean J. Cunningham, Co-Trustee

Patti A. Cunningham, Co-Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

§-SS:

This instrument was acknowledged before me on, \_\_\_\_\_  
by Dean J. Cunningham and Patti A. Cunningham, Co-Trustees

NOTARY PUBLIC

Rizalino Rizal Flores  
Rizalino Rizal Flores

STATE OF NEVADA *California*  
COUNTY OF DOUGLAS *Orange*

§-SS:

This instrument was acknowledged before me on, 12-21-2022  
by Rizalino Rizal Flores

Josh Stittworth  
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02204796.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 0923-19-000-006  
 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'/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 i. Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 85,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 85,000.00  
 d. Real Property Transfer Tax Due: \$ 331.50

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%

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 [Signature] Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Rizalino Rizal Flores & Dean J. Cunningham and Patti A. Cunningham, Co-Trustees of the Cunningham Family Trust dated February 23, 2007  
 Address: 27595 Lodestone Trail Dr  
 City: Laguna Niguel  
 State: CA Zip: 92656

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Rick Armas & Helen Thomson Armas  
 Address: PO Box 435  
 City: Wellington  
 State: NV Zip: 89444

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02204796-010-DKD  
 Address: 307 W. Winnie Lane Suite #1  
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED