

DOUGLAS COUNTY, NV
RPTT:\$1078.35 Rec:\$40.00
\$1,118.35 Pgs=3
SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

2023-993818

02/10/2023 01:16 PM

A.P.N.: 1022-16-002-017

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:

Zachary J Hastie and Hailee M Hastie
76000 Hwy 376
Round Mountain, NV 89045

Escrow No.: ZC3485-JL

RPTT \$1,078.35

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Guadalupe Cueva and Anna Cueva, husband and wife as joint tenants

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

Zachary J Hastie and Hailee M Hastie, Husband and Wife as Joint Tenants

all that real property in the City of Wellington, 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.

[Handwritten signature]

Guadalupe Cueva

[Handwritten signature]

Anna Cueva

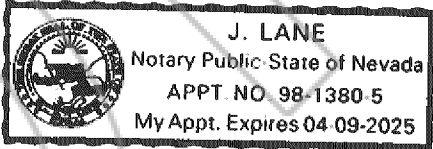
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 2-10-2023

by Guadalupe Cueva Anna Cueva

Jane (seal)
Notary Public



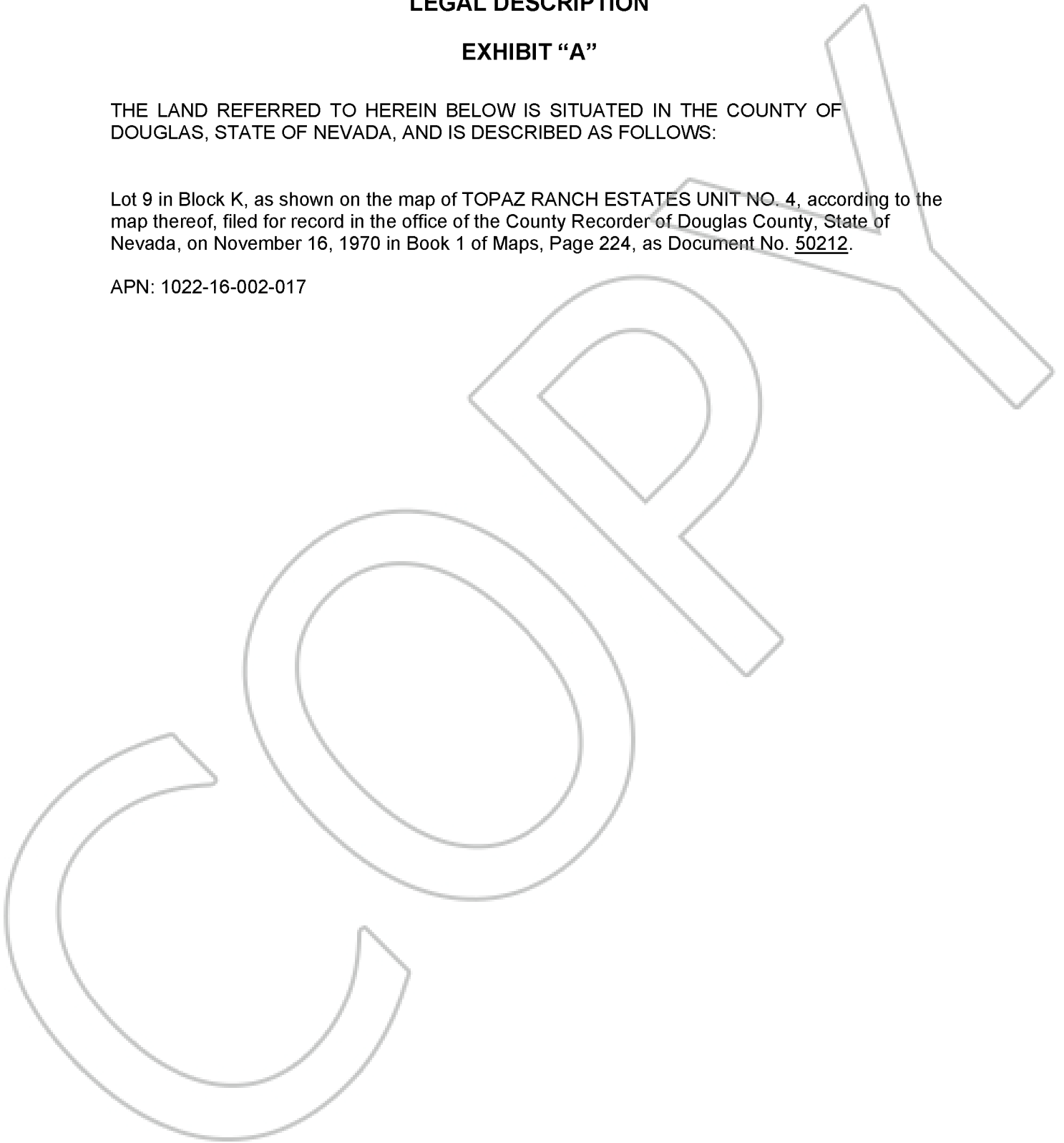
LEGAL DESCRIPTION

EXHIBIT "A"

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

Lot 9 in Block K, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, according to the map thereof, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970 in Book 1 of Maps, Page 224, as Document No. 50212.

APN: 1022-16-002-017



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1022-16-002-017
- 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

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$276,500.00

Transfer Tax Value \$276,500.00

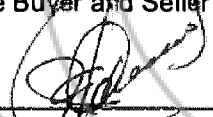
Real Property Transfer Tax Due: \$1,078.35

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.

Signature 

Grantor _____

Signature _____

Grantee _____

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: Guadalupe Cueva

Address: PO Box 404
Wellington, NV 89444

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Zachary J Hastie

Address: 76000 Hwy 376
Round Mountain, NV 89045

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

Print Name: Signature Title Company LLC Escrow #: ZC3485-JL

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