

DOUGLAS COUNTY, NV **2023-995149**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=3 03/31/2023 01:20 PM
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER E05

WHEN RECORDED MAIL TO:
Adriana Rodriguez Fkiaras
P.O BOX 41204
San Jose, CA 95160

MAIL TAX STATEMENTS TO:
Same as above

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)

Escrow No. 2300313-RLT
APN 1219-25-002-011
R.P.T.T. \$0.00

Space Above for Recorder's Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Vasilios Fkiaras, spouse of the Grantee

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

Adriana Rodriguez Fkiaras, a married woman as her sole and separate property

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property.

Signature and notary acknowledgement on page two.

Vasilios Fkiaras
Vasilios Fkiaras

STATE OF California } ss:
COUNTY OF Santa Clara

This instrument was acknowledged before me on March 18, 2023
by Vasilios Fkiaras

[Signature]
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under eserow No. 02300313.



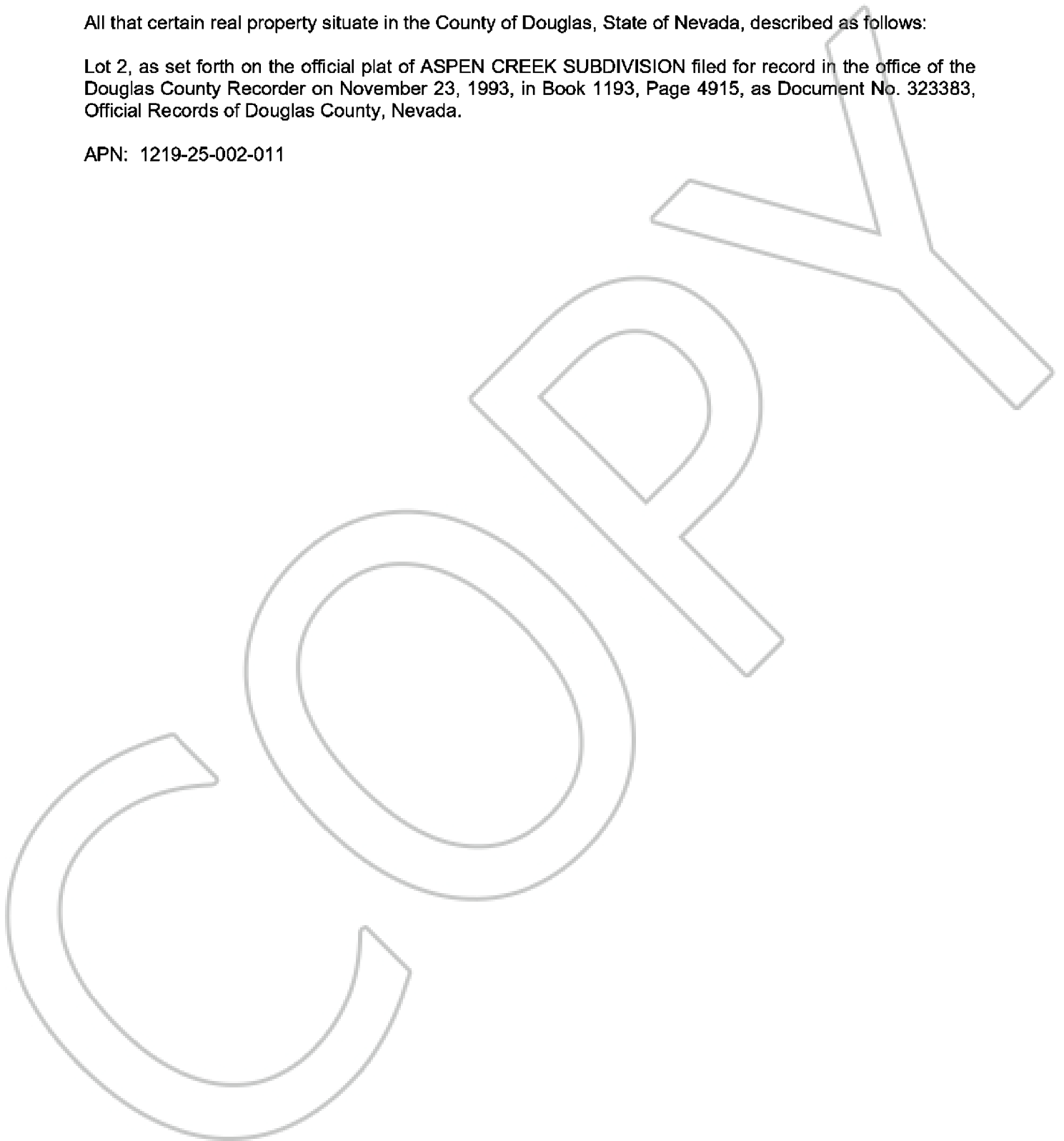
Order No.: 02300313-RLT

EXHIBIT A

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

Lot 2, as set forth on the official plat of ASPEN CREEK SUBDIVISION filed for record in the office of the Douglas County Recorder on November 23, 1993, in Book 1193, Page 4915, as Document No. 323383, Official Records of Douglas County, Nevada.

APN: 1219-25-002-011



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1219-25-002-011
- 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

Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value \$ _____

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: Transfer of title between spouses without 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 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)**

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

Print Name: Vasilios Fkiaras

Address: 2637 Media Way

City: San Jose

State: CA Zip: 95125

Print Name: Adriana Rodriguez Fkiaras

Address: P.O BOX 41204

City: San Jose

State: CA Zip: 95160

**COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2300313-RLT

Address: 1483 Highway 395 #B

City: Gardnerville State: Nevada Zip: 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)