

DOUGLAS COUNTY, NV
RPTT:\$2398.50 Rec:\$40.00
\$2,438.50 Pgs=4

2023-995872
04/24/2023 12:26 PM

SIGNATURE TITLE - RENO
SHAWNYNE GARREN, RECORDER

A.P.N.: 1420-33-410-013

RECORDING REQUESTED BY:
Signature Title Company LLC
5365 Reno Corporate Drive Suite 100
Reno, NV 89511

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

Jeremy Cunningham and Taylor Cunningham
2639 Wildrye Court
Minden, NV 89423-8894

Escrow No.: 511130-CA

RPTT \$2,398.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Douglas Allen Araujo, A Married Man as his Sole and Separate Property

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

Jeremy Cunningham and Taylor Cunningham, Husband and Wife as Joint Tenants With Right of Survivorship

all that real property in the City of Minden, 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.



Douglas Allen Araujo

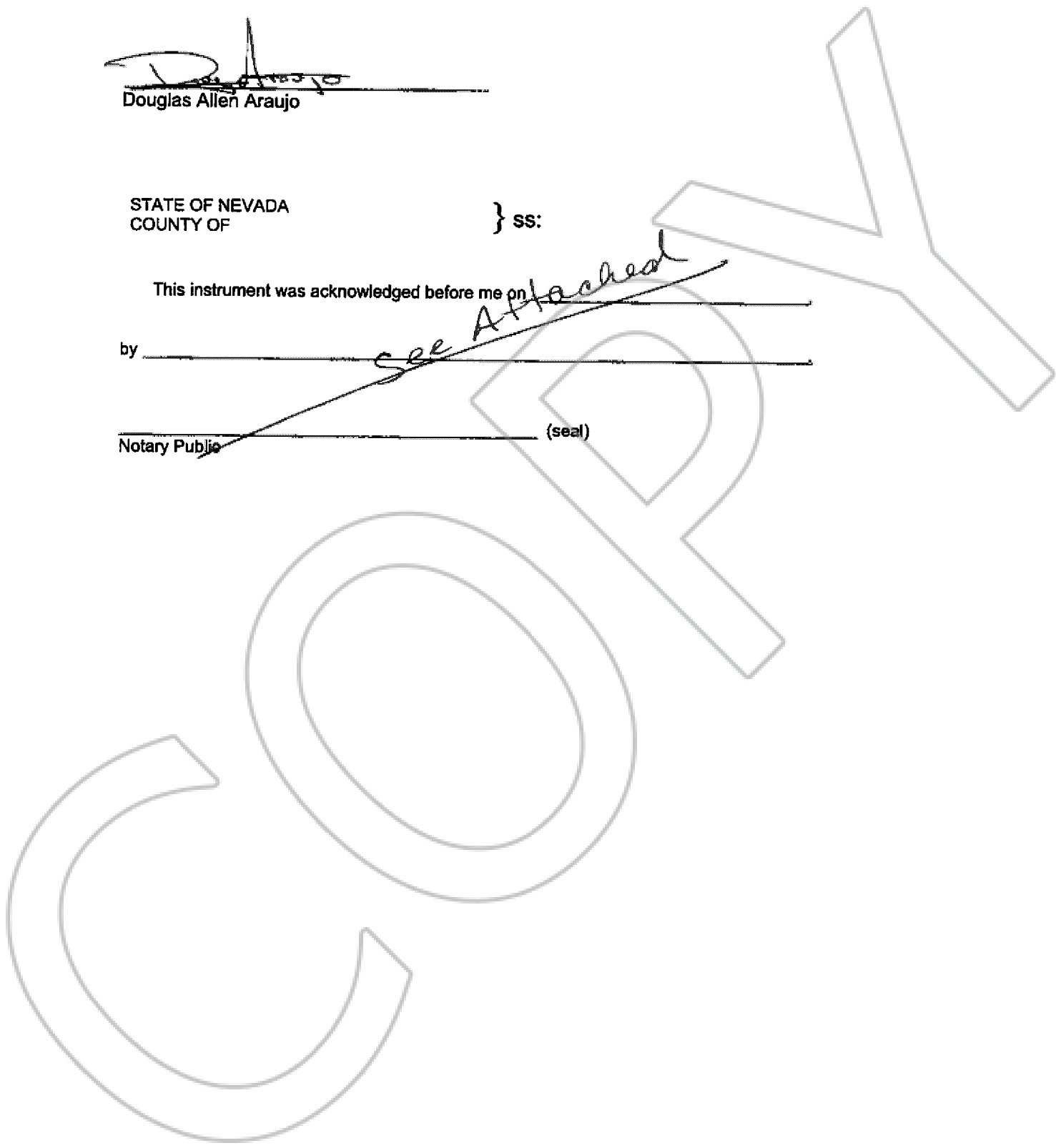
STATE OF NEVADA
COUNTY OF

} ss:

This instrument was acknowledged before me on _____

by _____

Notary Public (seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

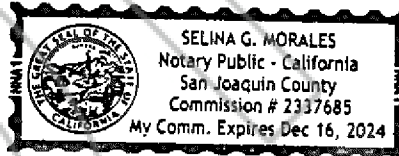
State of California
County of Calaveras

On April 19, 2023 before me, Selina G. Morales, Notary Public
(insert name and title of the officer)

personally appeared Douglas Allen Araujo
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

A handwritten signature in cursive script, appearing to read 'Selina G. Morales', written over a horizontal line.

(Seal)

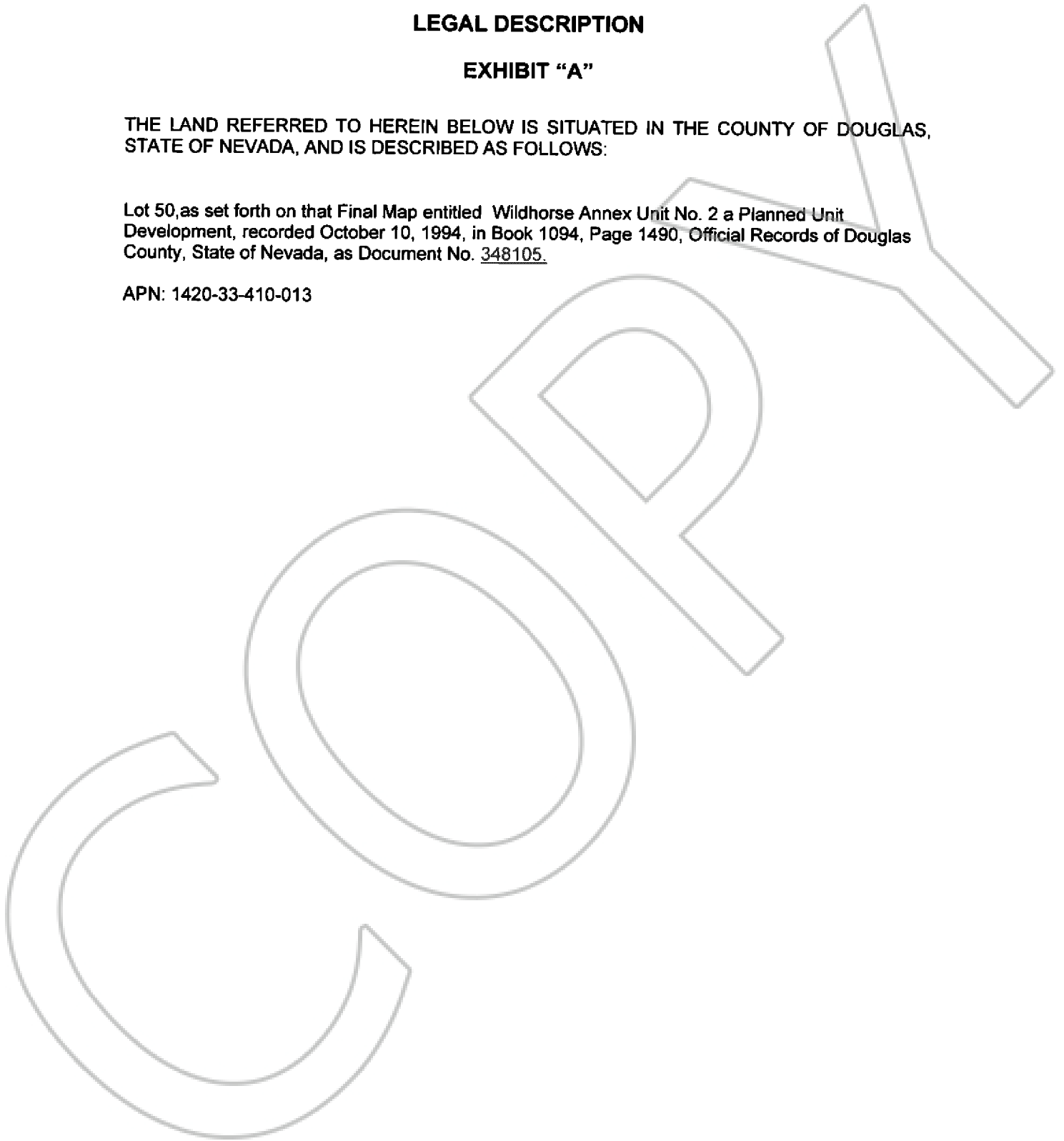
LEGAL DESCRIPTION

EXHIBIT "A"

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

Lot 50, as set forth on that Final Map entitled Wildhorse Annex Unit No. 2 a Planned Unit
Development, recorded October 10, 1994, in Book 1094, Page 1490, Official Records of Douglas
County, State of Nevada, as Document No. 348105.

APN: 1420-33-410-013



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-33-410-013
- 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
- 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) \$615,000.00
Transfer Tax Value \$615,000.00
Real Property Transfer Tax Due: \$2,398.50

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]

Cassidy Helton - Agent

Signature _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Douglas Allen Araujo
Address: 8220 Southworth Road
Valley Springs, CA 95252

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Jeremy Cunningham
Address: 2639 Wildrye Court
Minden, NV 89423-8894

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

Print Name: Signature Title Company LLC Escrow #: 511130-CA
Address: 5365 Reno Corporate Drive Suite 100, Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED