

DOUGLAS COUNTY, NV **2023-996404**
RPTT:\$2047.50 Rec:\$40.00
\$2,087.50 Pgs=2 **05/12/2023 02:41 PM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Adan Arzate-Lugo
Eryn Arzate
1280 Franklin Ln
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2301097-RLT

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.: 1220-16-210-032
R.P.T.T. \$2,047.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Steven Wrachford, a widower FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Eryn Arzate and Adan Arzate-Lugo, Wife and Husband as Joint Tenants, With right of survivorship

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

Lot 6, in Block A, of the AMENDED MAP OF RANCHOS ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on October 30, 1972 in Book 1072, Page 642, as Document No. 62493.

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


Signature and notary acknowledgement on page two.


Steven Wrachford

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on May 9 2023
by Steven Wrachford


NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02301097.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-16-210-032
 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	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 525,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 525,000.00
 d. Real Property Transfer Tax Due: \$ 2,047.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 *Sub Bebell* Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Steven Wrachford
 Address: 922 Melrose Ave
 City: Santa Cruz
 State: CA Zip: 95062

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Eryn Arzate and Adan Arzate-Lugo
 Address: 1280 Franklin Ln
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02301097-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED