

A.P.N.: 1420-18-510-036
File No: 143-2658409 (et)
R.P.T.T.: \$1,833.00

When Recorded Mail To: Mail Tax Statements To:
Emily M. Tessmer and Joaquin R. Fiorese
964 Ranchview Circle
Carson City, NV 89705

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Adela Bernabe, Executor of the Estate of Judith Rediger aka Judith Ann Rediger,
deceased pursuant to Probate Case No. 2022-PB-000184

do(es) hereby *GRANT, BARGAIN and SELL* to

Emily M. Tessmer and Joaquin R. Fiorese, wife and husband as joint tenants

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

LOT 12, IN BLOCK N, AS SET FORTH ON THAT CERTAIN FINAL MAP NO. 1001-8 OF SUNRIDGE HEIGHTS, PHASES 7B & 9, A PLANNED UNIT DEVELOPMENT, RECORDED ON SEPTEMBER 5, 1995 IN BOOK 995, PAGE 410, AS DOCUMENT NO. 369825, AND BY CERTIFICATE OF AMENDMENT RECORDED AUGUST 14, 1996, IN BOOK 896, PAGE 2588, AS DOCUMENT NO. 394289.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

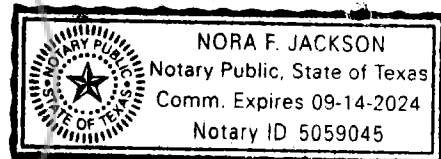
Adela Bernabe, Executor of the Estate of Judith Rediger aka Judith Ann Rediger, deceased pursuant to Probate Case No. 2022-PB-000184

Adela Bernabe
Adela Bernabe, Executor

STATE OF ~~NEVADA~~ TEXAS ^{JM}
COUNTY OF ~~DOUGLAS~~ DALLAS) SS.

This instrument was acknowledged before me on 4/28/2023 by **Adela Bernabe, Executor.**

Nora F. Jackson
Notary Public
(My commission expires: 09/14/2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2658409.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-18-510-036
- 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

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$470,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$470,000.00
- d) Real Property Transfer Tax Due \$1,833.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]

Capacity: agent

Signature: _____

Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

The Estate of Judith Rediger aka
Print Name: Judith Ann Rediger
Address: 2430 Valley Forge
City: Richardson
State: TX Zip: 75080

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

Emily M. Tessmer and
Print Name: Joaquin R. Flores
Address: 964 Ranchview Circle
City: Carson City
State: NV Zip: 89705

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

First American Title Insurance
Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2658409 et/ et
State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)