DOUGLAS COUNTY, NV

RPTT:\$1579.50 Rec:\$40.00

2023-998841 07/25/2023 09:11 AM

\$1,619.50 Pgs=2

TICOR TITLE - CC (NVTH3K)

SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO: Ana P. Rodriguez Zepeda 878 Amador Circle Carson City, NV 89705

MAIL TAX STATEMENTS TO: SAME AS ABOVE

Escrow No. 2301961-DKD

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.: 1420-18-113-097 R.P.T.T. \$1,579.50 SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Danny Lee Armstrong and Catherine Renee Armstrong, as Co-Trustees of The Armstrong Family Trust under the Agreement dated August 3, 2017

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Ana P. Rodriguez Zepeda, a single woman and David N. Rodriguez, a married man as his sole and separate property, as joint tenants with right of survivorship

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

Lot 239, of Block D, as shown on the plat of SILVERADO HEIGHTS NO. 2, filed for record in the office of the County Recorder of Douglas County, Nevada on June 20, 1979, in Book 679, Page 1486, as Document No. 33717.

APN: 1420-18-113-097

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

Signature and notary acknowledgement on page two.

The Armstrong Family Trust

Danny Lee Armstrong, Co-Trustee

Catherine Renee Armstrong, Co-Trustee

STATE OF NEVADA COUNTY OF Carson City

} ss:

This instrument was acknowledged before me on, July 1844, 2 by Danny Lee Armstrong and Catherine Renee Armstrong

Cendy Metroninary

CINDY McTAMMANY

Notary Public - State of Nevada

Appointment Recorded in Douglas County

No: 19-3956-05 - Expires October 10, 2023

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02301961.

STATE OF NEVADA DECLARATION OF VALUE FORM

 Assessor Parcel Number(s) a. 1420-18-113-097 	\ \
b. c. d. 2. Type of Property:	
a. □ Vacant Land b. ✓ Single Fam. R 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: b. Deed in Lieu of Foreclosure Only (value of property) c. Transfer Tax Value d. Real Property Transfer Tax Due: 	\$ 405,000.00 \$ 405,000.00 \$ 1,579.50
 4. <u>If Exemption Claimed</u> a. Transfer Tax Exemption, per NRS 375.090 b. Explain Reason for Exemption: 	, Section
5. Partial Interest: Percentage being transferred:100%	
Signature Cooperationer Armstone	Capacity Granter Capacity Granter
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Danny Lee Armstrong and Catherine Renee Armstrong, as Co-Trustees of The Armstrong Family Trust under the Agreement dated August 3, 2017	Print Name: Ana P. Rodriguez Zepeda and David N. Rodriguez
Address: 1536 EVAN ST City: CARSON CITY State: Zip: NEVALA 89701	Address: 878 Amada Croll City: Carson City State: Zip: N 89705
COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer) Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02301961-010-DKD	
Address: 307 W. Winnie Lane Suite #1 City, State, Zip: Carson City, NV 89703	

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED