

DOUGLAS COUNTY, NV **2023-998992**
RPTT:\$2301.00 Rec:\$40.00
\$2,341.00 Pgs=3 **07/28/2023 12:39 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1220-16-311-019
R.P.T.T.	\$2,301.00
File No.:	2063494 AMG
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Jose R Meza and Claudia Aguilar	
1289 Zinfandel Drive, Unit B	
Gardnerville, NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Carnes Properties I. L.P.,

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Jose R Meza and Claudia Aguilar, husband and wife, as joint tenants with right of survivorship,

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

Lot 21, in Block A, as set forth on the Map of DOWNTOWN GRIZ SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on October 7, 1991, in Book 1091, Page 1054, as Document No. 262042.

*SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. [Enter Data]

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: July 26, 2023

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Carnes Properties I. L.P.,

By: H. Gene Carnes Date: 7-26-23
H. Gene Carnes, General Partner

By: Phyllis I. Carnes Date: 7-26-23
Phyllis I Carnes, General Partner

By: Phillip Carnes Date: 7-26-23
Phillip Carnes, General Partner

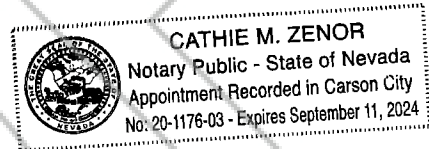
By: 151 Date: _____
Kevin Schaller, General Partner

State of Nevada)
County of Carson City) ss

This instrument was acknowledged before me on the 26th day of July, 2023
By: H. Gene Carnes, Phyllis I Carnes, Phillip Carnes and Kevin Schaller as General Partners of Carnes Properties I. L.P.,

Signature: Cathie M. Zenor
Notary Public

My Commission Expires: 9-11-2024




Carnes Properties I. L.P.,


By: _____ Date: _____
H. Gene Carnes, General Partner


By: _____ Date: _____
Phyllis I Carnes, General Partner

By: _____ Date: _____
~~Phillip Carnes, General Partner~~


By:  _____ Date: 7/27/23
Kevin Schaller, General Partner

State of Nevada)
County of Washoe) ss

This instrument was acknowledged before me on the 27th day of July, 2023
By: ~~H. Gene Carnes, Phyllis I Carnes, Phillip Carnes~~ and Kevin Schaller as General Partners of Carnes Properties I. L.P., 

Signature:  _____
Notary Public

My Commission Expires: 8.8.23

 DIANE J. ALLEN
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 99-38196-2 - Expires Aug. 8, 2023

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-16-311-019
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 590,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 590,000.00
 d. Real Property Transfer Tax Due \$ 2,301.00

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  Capacity Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Carnes Properties I. L.P.,
 Address: 5800 Lausanne Drive
 City: Reno
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jose R Meza and Claudia Aguilar
 Address: 1289 Zinfandel Drive, Unit B
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2063494 AMG
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED