

A. P. No. 1220-21-710-103

R.P.T.T. -0-

When recorded mail to:
Viki Anderson
P.O. Box 1153
Kings Beach, CA 96143



SHAWNYNE GARREN, RECORDER E04

Mail tax statements to:
Same as above

**AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)**

Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

DEED

THIS INDENTURE WITNESSETH: That VICTORIA MARIA ANDERSON, also known as VIKI ANDERSON, a married woman, dealing with her sole and separate property, RICARDO LUIS DIAZ, also known as RICK DIAZ, a single man, and RAYMOND VICTOR DIAZ, JR., a single man, in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to VICTORIA MARIA ANDERSON, as her sole and separate property, whose address is: P.O. Box 1153, Kings Beach, CA 96143, all right, title and interest in that real property situate in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

Lot 582, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for the record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, as File No. 72456

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT, HOWEVER, to an obligation secured by a Deed of Trust recorded September 30, 2020, as Document No. 2020-953568, Official Records, Douglas County, Nevada.

DATED 8/7, 2023.

Raymond Victor Diaz, Jr.
Raymond Victor Diaz, JR.

STATE OF NEVADA)
) ss
COUNTY OF Washoe)

This instrument was acknowledged before me on August 7, 2023, by RAYMOND VICTOR DIAZ, JR..

KR Heuer
Notary Public



DATED 8/8, 2023.

[Signature]
Victoria Maria Anderson

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

This instrument was acknowledged before me on August 8, 2023, by VICTORIA MARIA ANDERSON.

[Signature]
Notary Public



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DATED Aug. 2, 2023.

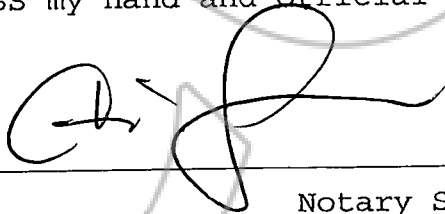

Ricardo Luis Diaz

State of California
County of San Diego

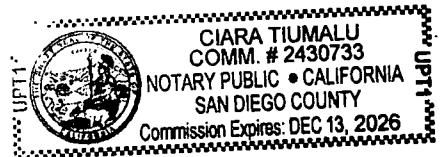
On Aug 2, 2023, before me, Ciara Tiimalu, a Notary Public, personally appeared RICARDO LUIS DIAZ, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.



Notary Signature



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number

a) 1220-21-710-103

2. Type of Property:

- a) Vacant Land
- b) Single Fam Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) At. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDERS OPTIONAL USE ONLY
Notes: Doc# 999305

3. Total Value/Sales Price of Property:

\$ _____
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 4

b. Explain Reason for Exemption: A transfer of title without consideration from one joint tenant or tenant in common to one or more remaining joint tenants or tenants in common.

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 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 375.090, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Grantor
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Ricardo Luis Diaz and Print Name: Victoria Maria Anderson
Raymond Victor Diaz, Jr.

Address: 763 Hornet Dr. Address: P.O. Box 1153

City: Gardnerville City: Kings Beach

State: NV Zip: 89460 State: CA Zip: 96143

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow No. _____
Address: _____
City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)