

DOUGLAS COUNTY, NV
RPTT:\$1638.00 Rec:\$40.00
\$1,678.00 Pgs=3

2024-1004397

01/31/2024 11:41 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1220-21-810-215
R.P.T.T.: \$1,638.00
Escrow No.: 23037307-SA
When Recorded Return To:
Ana Lucia Virgen Silva and Jorge Alejandro
Escobedo Garcia
1364 Victoria Drive
Gardnerville, NV 89460

Mail Tax Statements to:
Ana Lucia Virgen Silva and Jorge Alejandro
Escobedo Garcia
1364 Victoria Drive
Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Peter Larson, an unmarried man

do(es) hereby Grant, Bargain, Sell and Convey to

Ana Lucia Virgen Silva and Jorge Alejandro Escobedo Garcia, wife and husband, as joint tenants with right of survivorship

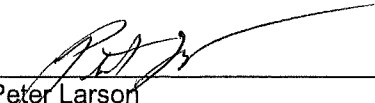
all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

Lot 391, of Gardnerville Ranchos Subdivision, Phase 7, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on March 27th, 1974, as Document No. 72456.

Assessors Parcel No.: 1220-21-810-215

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

Dated this 12th day of January, 2024.


Peter Larson

STATE OF NEVADA

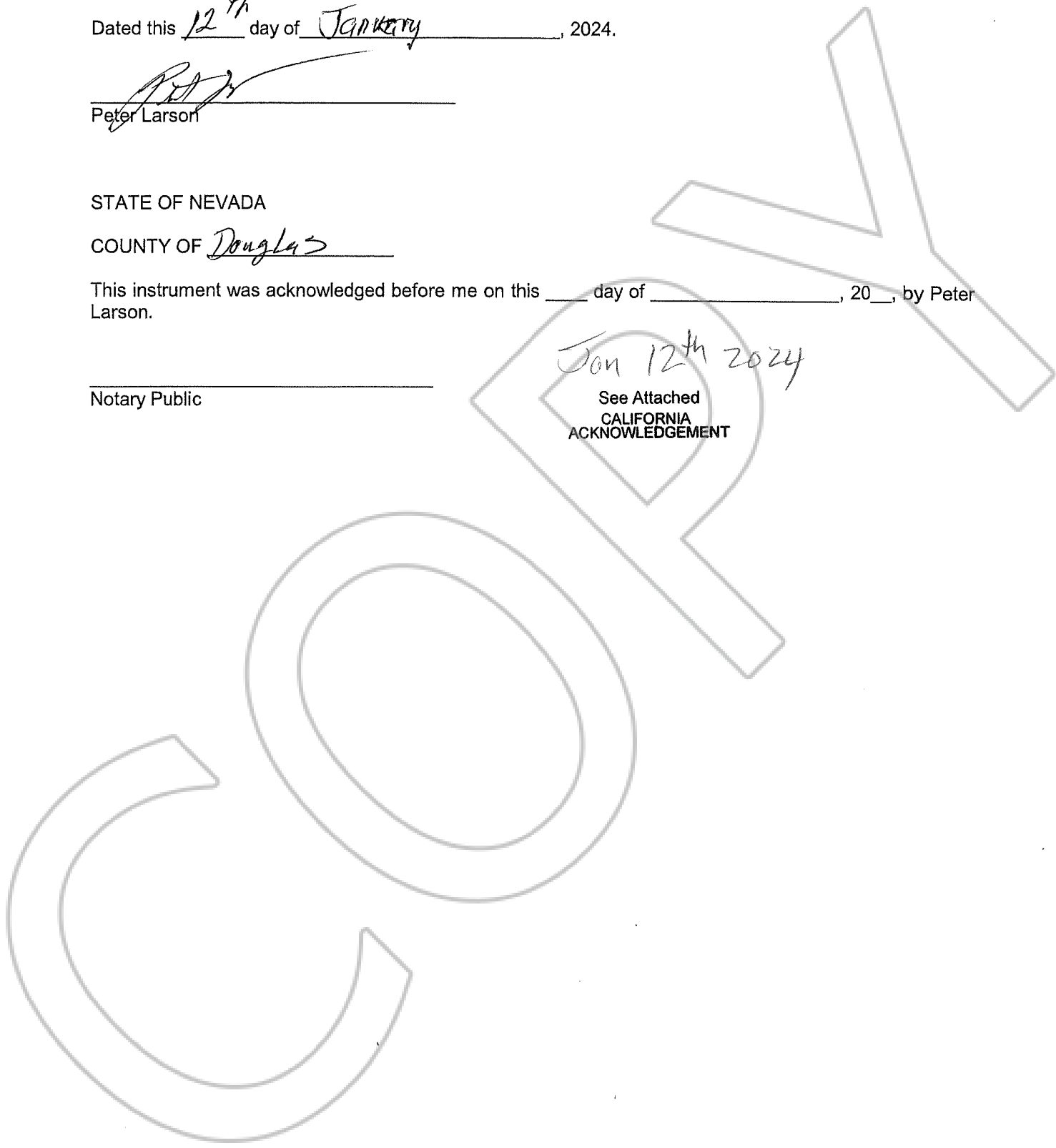
COUNTY OF Douglas

This instrument was acknowledged before me on this _____ day of _____, 20____, by Peter Larson.

Notary Public

Jan 12th 2024

See Attached
CALIFORNIA
ACKNOWLEDGEMENT



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of NEVADA)

On Jan 12th 2024 before me, MUIRURI KINYANJUI, Notary Public
Date Here Insert Name and Title of the Officer

Personally appeared Peter Oscar Largon
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Document Date

Number of Pages Signer(s) Other Than Named Above

Capacity(ies) Claimed by Signer(s)

- Signer's Name
Corporate Officer—Title(s)
Partner Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other

- Signer's Name
Corporate Officer—Title(s)
Partner Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other

Signer Is Representing

Signer Is Representing

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-21-810-215
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|------------------------------------------|------------------------------------------------------------|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$420,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$420,000.00
 d. Real Property Transfer Tax Due: \$1,638.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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

Signature: PA Capacity: _____ Grantor Escrow
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Peter Larson
 Address: 201 Ridge Street #100
 City: Reno
 State: NV Zip: 89510

Print Name: Ana Lucia Virgen Silva and Jorge Alejandro Escobedo Garcia
 Address: 1364 Victoria Drive
 City: Gardnerville
 State: Nevada Zip: 89460

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23037307-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED