

DOUGLAS COUNTY, NV
RPTT:\$2437.50 Rec:\$40.00
\$2,477.50 Pgs=3

2024-1004473
02/02/2024 12:56 PM

SIGNATURE TITLE - MINDEN
SHAWNYNE GARREN, RECORDER

A.P.N.: 1420-34-811-026

RECORDING REQUESTED BY:
Signature Title Company LLC
1664 Highway 395 Suite 106
Minden, NV 89423

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

Carlos Martinez and Jodi Lynn Martinez
1590 Johnson Lane
Minden, NV 89423

Escrow No.: 710261-NF

RPTT \$2,437.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Nathan K. Orme and Angeli L. Orme, husband and wife as joint tenants with right of survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Carlos Martinez and Jodi Lynn Martinez, husband and wife as joint tenants with right of survivorship

all that real property in the City of Minden, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Nathan K. Orme

Nathan K. Orme

Angeli L. Orme

Angeli L. Orme

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 1/30/2024,

by NATHAN KORME AND ANGELI LORME.

N. Frey

Notary Public

(seal)

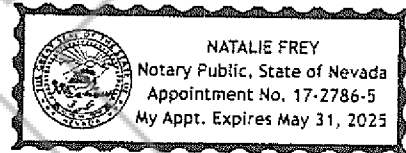
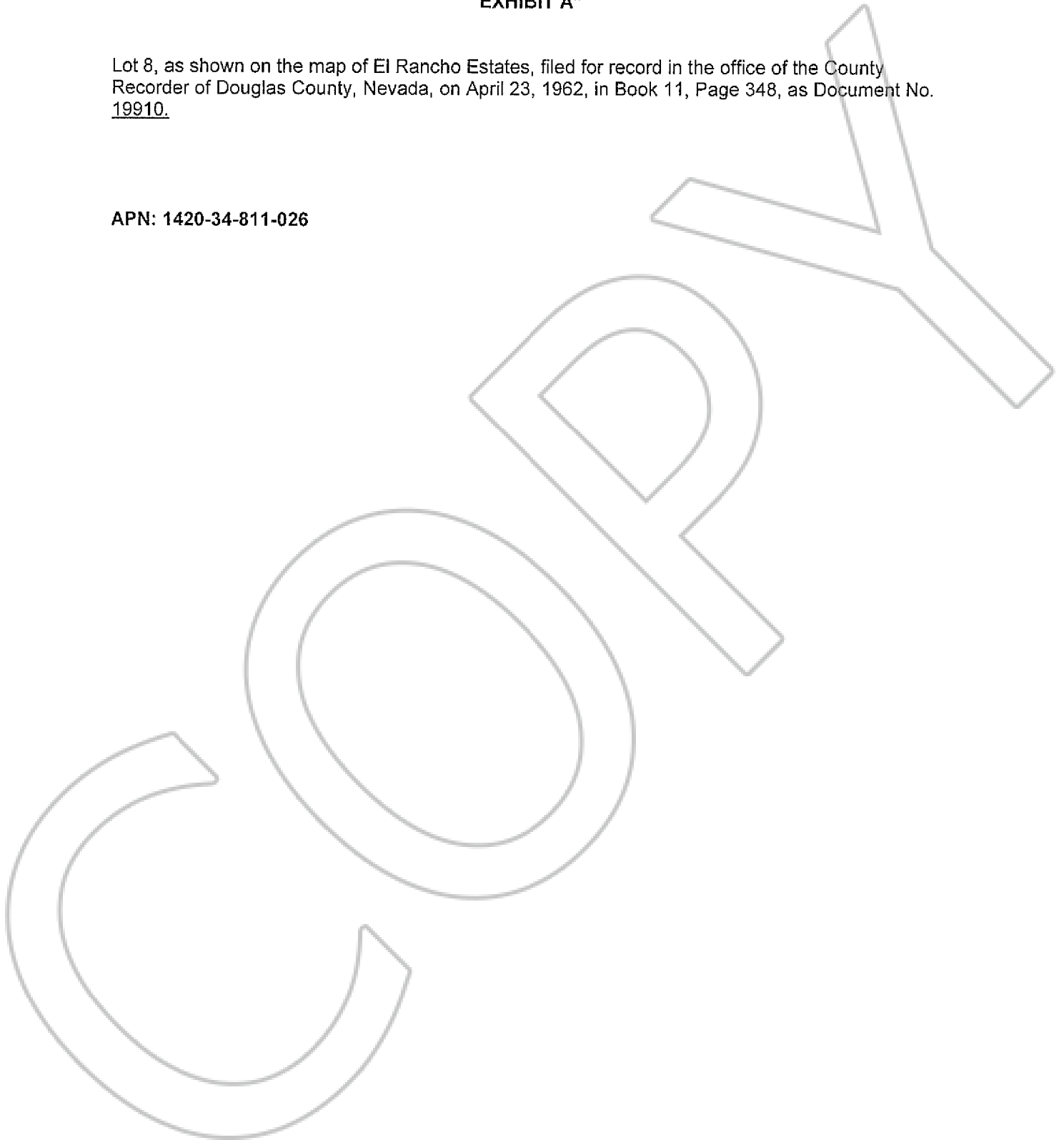


EXHIBIT A”

Lot 8, as shown on the map of El Rancho Estates, filed for record in the office of the County Recorder of Douglas County, Nevada, on April 23, 1962, in Book 11, Page 348, as Document No. 19910.

APN: 1420-34-811-026



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-34-811-026
- 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'/Ind'l
- g) Agricultural h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$625,000.00

Transfer Tax Value \$625,000.00

Real Property Transfer Tax Due: \$2,437.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 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 *N Orme*

Agent

Signature _____

Signature _____

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: Nathan K. Orme and Angeli L. Orme

Address: P.O. Box 1358
Minden, NV 89423

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Carlos Martinez and Jodi Lynn Martinez

Address: 1590 Johnson Lane
Minden, NV 89423

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

Print Name: Signature Title Company LLC Escrow #: 710261-NF

Address: 1664 Highway 395 Suite 106, Minden, NV 89423