

DOUGLAS COUNTY, NV **2024-1004991**
RPTT:\$2320.50 Rec:\$40.00
\$2,360.50 Pgs=2 02/23/2024 10:10 AM
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Timothy Robert Hidalgo
Miranda Eillen Hidalgo
1729 Lantana Dr
Minden, NV 897423

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2400003-RLT

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.: 1320-29-212-003
R.P.T.T. \$2,320.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Laureen Hennessy also known as Laureen Marie Hennessy, an unmarried woman

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Timothy Robert Hidalgo and Miranda Eillen Hidalgo, Husband and Wife as joint tenants

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

Lot 100, in Block D, as set forth on the Official Map of WINHAVEN, UNIT NO. 1, A Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on January 13, 1989, in Book 189, Page 1590, as Document No. 194373.

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

Signature and notary acknowledgement on page two.

Laureen Hennessy also known as
Laureen Marie Hennessy

*Laureen Hennessy by Allison S. Bussa as her attorney
in fact.*

Laureen Hennessy also known as
Laureen Marie Hennessy by Allison S.
Bussa, as her attorney in fact

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 2/2/2024
by ~~Laureen Hennessy also known as Laureen Marie Hennessy~~ *Allison S. Bussa as attorney in fact for Laureen Hennessy*

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02400003.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-29-212-003
 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
 i. Other _____

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

3. a. Total Value/Sales Price of Property: \$ 595,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 595,000.00
 d. Real Property Transfer Tax Due: \$ 2,320.50

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 [Signature] Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Laureen Hennessy also known as
Laureen Marie Hennessy
 Address: 1560 Tai Pan Dr
 City: Placerville
 State: CA Zip: 95667

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Timothy Robert Hidalgo Miranda
Eillen Hidalgo
 Address: 1729 Lantana Drive
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02400003-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED