

DOUGLAS COUNTY, NV **2024-1005415**
RPTT:\$1544.40 Rec:\$40.00
\$1,584.40 Pgs=2 **03/08/2024 02:46 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1420-07-717-025
R.P.T.T.	\$1,544.40
File No.:	2246363 KDJ
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Luis E. Velasquez Salinas, Luis Hernan Velasquez Rodriguez, and Viny Odily Yamileth Rodriguez Rodriguez	
3484 Indian Drive	
Carson City, NV 89705	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Julian Bernal-Rodriguez, an unmarried man and Luz Maria De Bernal, an unmarried woman, who acquired title as Julian Bernal-Rodriguez and Luz Maria De Bernal, husband and wife as joint tenants,** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Luis E. Velasquez Salinas and Viny Odily Yamileth Rodriguez Rodriguez, husband and wife, and Luis Hernan Velasquez Rodriguez, a single man, together as joint tenants with right of survivorship,** all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 1 in Block C as shown on the filed Map of HIGHLAND ESTATES UNIT NO. 3, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 2, 1978, as Document No. 20213.

***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.

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: 3/6/24

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

Julian Bernal-Rodriguez
Julian Bernal-Rodriguez

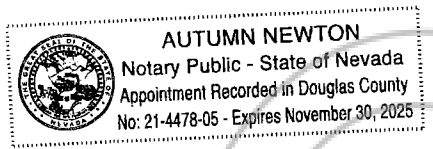
Luz Maria De Bernal
Luz Maria De Bernal

State of Nevada)
County of Carson City) ss

This instrument was acknowledged before me on the 10 day of March, 2024
By: Julian Bernal-Rodriguez and Luz Maria De Bernal

Signature: ANEMA
Notary Public

My Commission Expires: 11/30/2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-717-025
 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 \$ 396,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 396,000.00
 d. Real Property Transfer Tax Due \$ 1,544.40

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 *[Handwritten Signature]* Capacity _____ Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Julian Bernal-Rodriguez and Luz Maria De Bernal
 Address: 4025 Pheasant Dr., #3
 City: Carson City
 State: NV Zip: 89701

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Luis E. Velasquez Salinas, Luis Hernan Velasquez Rodriguez, and Viny Odily Yamileth Rodriguez Rodriguez
 Address: 3484 Indian Drive
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2246363 KDJ
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701