

A.P.N.: 1121-05-510-025
File No: 143-2671303 (et)
R.P.T.T.: \$1,166.10

When Recorded Mail To: Mail Tax Statements To:
Nicole Aldana
119 Mark Street
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ted Phillip Rupp and Nicole Beard, Co-Administrators of The Estate of Victoria Messer
aka Victoria D. Messer, deceased pursuant to Probate Case No. P-23-117251-E

do(es) hereby *GRANT, BARGAIN and SELL* to

Nicole Aldana and Mauro Aguayo, husband and wife as joint tenants with right of
survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 2, as set forth on the Record of Survey for Pineview Development Unit 1, filed in the Office of the Douglas County Recorder on October 13, 1997, in Book 1097, Page 2348, as Document No. 423881, and amended by Amended Record of Survey recorded March 08, 2000, in Book 0300, Page 1467, as Document No. 487625 and recorded April 06, 2000, in Book 0400, Page 0926 as Document No. 489475 of Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Ted Phillip Rupp and Nicole Beard, Co-Administrators of The Estate of Victoria Messer aka Victoria D. Messer, deceased pursuant to Probate Case No. P-23-117251-E

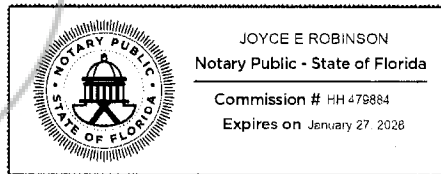
signed in counterpart
Ted Phillip Rupp, Co-Administrator
Nicole Beard
Nicole Beard, Co-Administrator

STATE OF Florida)
COUNTY OF Marion) **SS.**

This instrument was acknowledged before me on March 21st 2024 by ~~Ted Phillip Rupp and Nicole Beard, Co-Administrators .~~

Joyce E Robinson

Notary Public
(My commission expires: 01/27/2028)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2671303.

Notarized remotely online using communication technology via Proof.

Ted Phillip Rupp and Nicole Beard, Co-Administrators of The Estate of Victoria Messer aka Victoria D. Messer, deceased pursuant to Probate Case No. P-23-117251-E

Ted Phillip Rupp
Ted Phillip Rupp, Co-Administrator

signed in counterpart
Nicole Beard, Co-Administrator

STATE OF Washington)
) : **SS.**
COUNTY OF Pierce)

This instrument was acknowledged before me on 03/21/2024 by **Ted Phillip Rupp and Nicole Beard, Co-Administrators .**

Karina Broadbelt
Notary Public
(My commission expires: 09/24/2024)

KARINA BROADBELT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 162259
COMMISSION EXPIRES 09/24/2024

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2671303. Notarized remotely online using communication technology via Proof.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1121-05-510-025
- 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
- i) Other _____

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

- 3. a) Total Value/Sales Price of Property: \$299,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$299,000.00
- d) Real Property Transfer Tax Due \$1,166.10

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]

Capacity: Agent

Signature: _____

Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: The Estate of Victoria D. Messer

Print Name: Nicole Aldana and Mauro

Address: 1615 Kingsbridge

Address: 119 Mark Street

City: San Antonio

City: Gardnerville

State: TX Zip: 78253

State: NV Zip: 89410

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

Print Name: First American Title Insurance Company

File Number: 143-2671303 et/ MH

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)