

DOUGLAS COUNTY, NV **2024-1006785**
RPTT:\$2020.20 Rec:\$40.00
\$2,060.20 Pgs=3 **04/17/2024 01:10 PM**
LANDMARK TITLE ASSURANCE AGENCY OF
SHAWNYNE GARREN, RECORDER

A.P.N.: 1420-07-116-002

R.P.T.T.: **_\$2020.20**

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:
Angel Estrada and Mariah Estrada
3550 Silverado Drive
Carson City, NV 89705**

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That Taylor S. Christensen and Jose M. Cruz Ramirez, wife and husband

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to Angel Estrada and Mariah Estrada, husband and wife **as joint tenants**

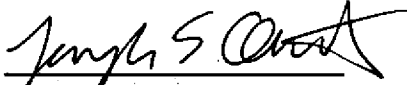
all that real property situated in Douglas County, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS
EXHIBIT "A"**

COMMONLY KNOWN ADDRESS:
3550 Silverado Drive
Carson City, NV 89705

- SUBJECT TO: 1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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



Taylor S. Christensen


Jose M. Cruz Ramirez

STATE OF NEVADA
COUNTY OF ~~Washoe~~ ^{Douglas}
₉₅

This instrument was acknowledged before me on this 15th day of April, 2024,

by Taylor S. Christensen and Jose M. Cruz Ramirez


Signature of notarial officer

My Commission Expires: Sept 29, 2024

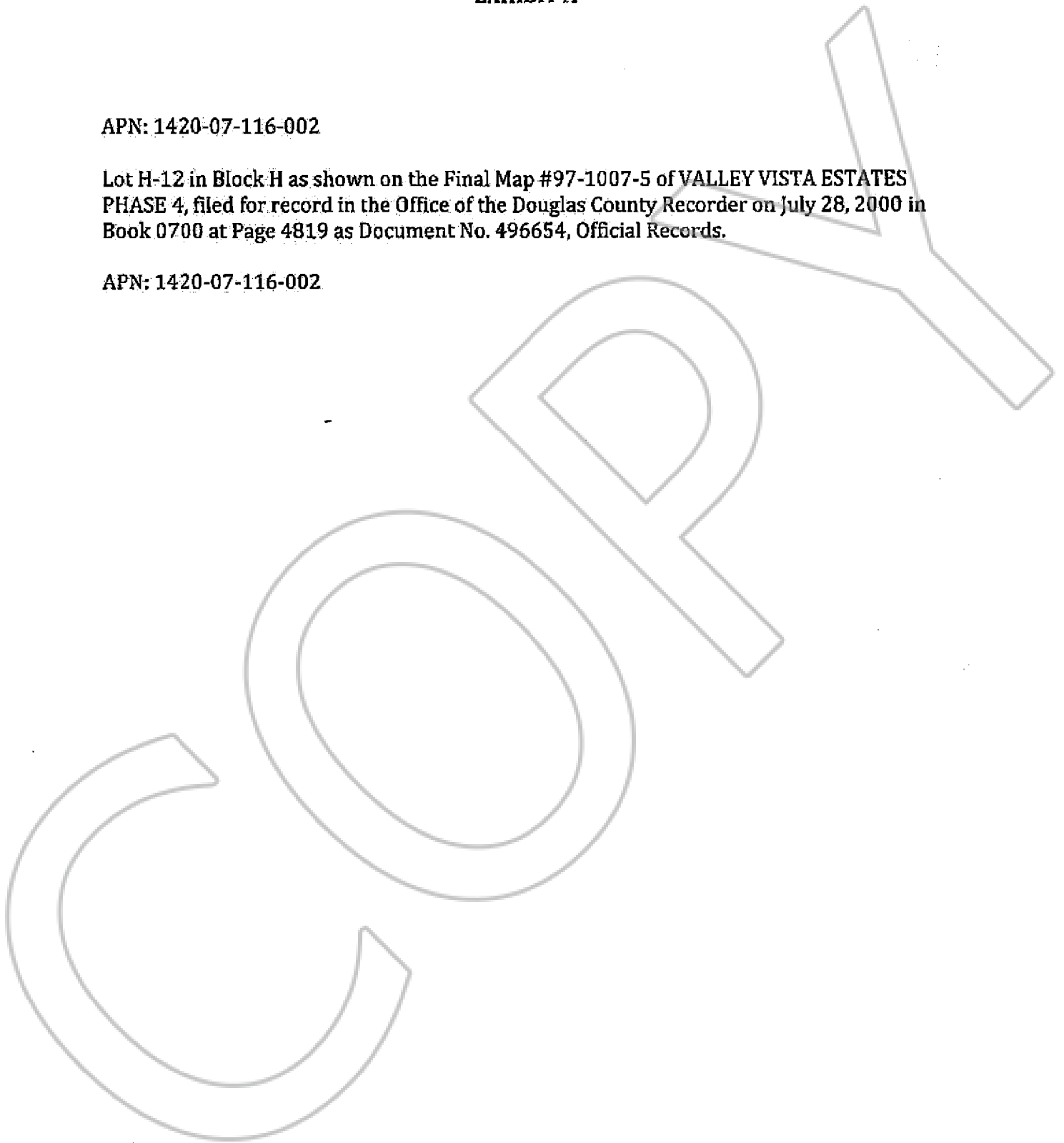


EXHIBIT A

APN: 1420-07-116-002

Lot H-12 in Block H as shown on the Final Map #97-1007-5 of VALLEY VISTA ESTATES PHASE 4, filed for record in the Office of the Douglas County Recorder on July 28, 2000 in Book 0700 at Page 4819 as Document No. 496654, Official Records.

APN: 1420-07-116-002



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-116-002
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$517,600.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$517,600.00
 d. Real Property Transfer Tax Due: \$2,020.20

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: Taylor S. Christensen Capacity: _____ Grantor
 Signature: Jose M Cruz Ramirez Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Taylor S. Christensen and Jose M. Cruz
 Print Name: Ramirez
 Address: 1268 Hubble Lane
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Angel Estrada and Mariah Estrada
 Address: 3550 Silverado Drive
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Landmark Title Assurance Agency of Nevada Esc. #: 24-4806-DP
 Address: 1755 East Plumb Lane, 260
 City: Reno State: NV Zip: 89502

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED