

APN: 1022-09-002-054
R.P.T.T.: \$624.00
Escrow No.: 24041058-SA
When Recorded Return To:
Brian Horton
3704 Ballman Way
Wellington, NV 89444

Mail Tax Statements to:
Brian Horton
3704 Ballman Way
Wellington, NV 89444

DOUGLAS COUNTY, NV
RPTT:\$624.00 Rec:\$40.00
\$664.00 Pgs=2
2024-1007027
04/24/2024 12:55 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Elizabeth Garcia and Lawrence Garcia, husband and wife, as community property with rights of survivorship

do(es) hereby Grant, Bargain, Sell and Convey to

Brian Horton, an unmarried man

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


Lot 33, of Topaz Ranch Estates, Unit No. 3, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on March 31st, 1969, as Document No. 44091.

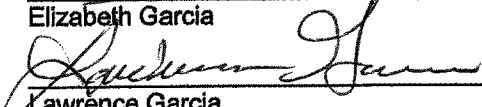
EXCEPTING THEREFROM any mobile home or manufactured housing unit and appurtenances, if any, located on said land.

Assessors Parcel No.: 1022-09-002-054

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

Dated this 19 day of APR, 2024.



Elizabeth Garcia


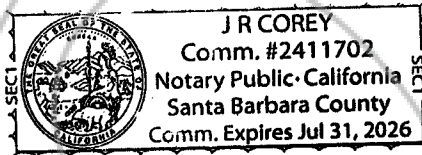
Lawrence Garcia

STATE OF ~~NEVADA~~ ^{CA}
COUNTY OF SANTA BARBARA

This instrument was acknowledged before me on this 19 day of APR, 2024, by Elizabeth Garcia and Lawrence Garcia.



Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-09-002-054
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input checked="" type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- | | |
|---|---------------------|
| 3. a. Total Value/Sale Price of Property: | <u>\$160,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$160,000.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$624.00</u> |

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: SA Capacity: Grantor Escrow

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Elizabeth Garcia and Lawrence Garcia
 Address: 3750 Paradise Road
 City: Santa Barbara
 State: CA Zip: 93105

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Brian Horton
 Address: 3704 Ballman Way
 City: Wellington
 State: Nevada Zip: 89444

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24041058-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED