

DOUGLAS COUNTY, NV **2024-1007102**
RPTT:\$2008.50 Rec:\$40.00
\$2,048.50 Pgs=3 **04/26/2024 10:58 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1420-18-214-040
R.P.T.T.: \$2,008.50
Escrow No.: 24040835-SA
When Recorded Return To:
Benjamin Feathers and Elizabeth Feathers
863 Coloma Drive
Carson City, NV 89705

Mail Tax Statements to:
Benjamin Feathers and Elizabeth Feathers
863 Coloma Drive
Carson City, NV 89705

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Victor H. Aguirre, an unmarried man and Christina M. Garza, an unmarried woman as joint tenants

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

Benjamin Feathers and Elizabeth Feathers, husband and wife and Nathan Weller and Melanie Weller, husband and wife, all as community property with right of survivorship

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

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

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

Dated this 19 day of April, 2024.

V. Aguirre
Victor H. Aguirre

Christina M. Garza
Christina M. Garza

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 19 day of April, 2024 by Victor H. Aguirre and Christina M. Garza.

Kristin S. Franco
Notary Public

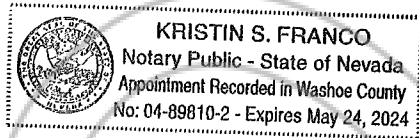
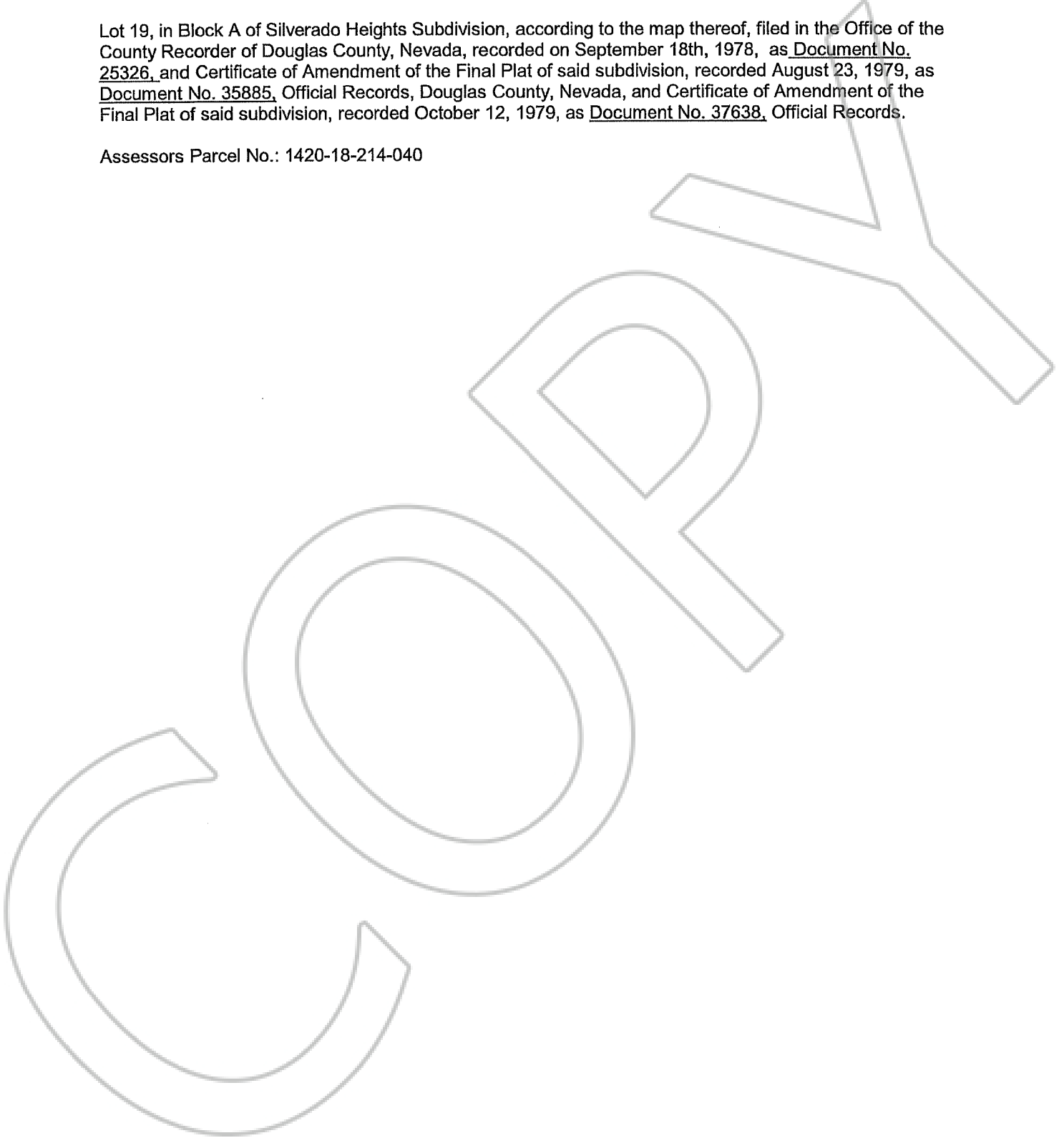


EXHIBIT "A"

Lot 19, in Block A of Silverado Heights Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on September 18th, 1978, as Document No. 25326, and Certificate of Amendment of the Final Plat of said subdivision, recorded August 23, 1979, as Document No. 35885, Official Records, Douglas County, Nevada, and Certificate of Amendment of the Final Plat of said subdivision, recorded October 12, 1979, as Document No. 37638, Official Records.

Assessors Parcel No.: 1420-18-214-040



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-18-214-040
 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'l/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: \$515,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$515,000.00
 d. Real Property Transfer Tax Due: \$2,008.50

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 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: [Signature] Capacity: _____ Grantor: [Signature]
 Signature: _____ Capacity: _____ Grantee: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Victor H. Aguirre and Christina M. Garza</u>	Print Name: <u>Benjamin Feathers and Elizabeth Feathers and Nathan Weller and Melanie Weller</u>
Address: <u>303 W. 3rd Street #406</u>	Address: <u>863 Coloma Drive</u>
City: <u>Reno</u>	City: <u>Carson City</u>
State: <u>NV</u> Zip: <u>89501</u>	State: <u>Nevada</u> Zip: <u>89705</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24040835-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410