

1220-21-610-253

APN: 29-192-03

R.P.T.T.: \$0.0

Exempt: (NRS 375.090, Section 7) -

RECORDING REQUESTED BY:

Joaquin F. Cruz and Esther Cruz
819 Lexington Arch Dr.
Sparks, NV 89441

AFTER RECORDING MAIL TO:

Joaquin F. Cruz and Esther Cruz
819 Lexington Arch Dr.
Sparks, NV 89441

MAIL TAX STATEMENT TO:

Joaquin F. Cruz and Esther Cruz
819 Lexington Arch Dr.
Sparks, NV 89441



00182226202410087110040049

SHAWNYNE GARREN, RECORDER

E07

I/We the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for the recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT,

JOAQUIN CRUZ and ESTHER CRUZ, husband and wife, as joint tenants with right of survivorship
FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,
does hereby GRANT, BARGAIN, SELL, AND CONVEY, to:

JOAQUIN F. CRUZ and ESTHER CRUZ, as co-Trustees of
THE JOAQUIN AND ESTHER LIVING TRUST,

UAD May 31, 2024 and any amendments thereto.

ALL of their interest in the real property situated in the City of Gardnerville, County of Douglas, State of Nevada, more particularly described in EXHIBIT "A", attached hereto and incorporated herein, together with all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues profits thereof.

- SUBJECT TO: 1. Taxes for the current fiscal year, paid current.
2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record if any

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The parties have approved the preparation of this deed and assume all liability whatsoever to the accuracy of the legal description and/or the status of the title to the property.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

WITNESS my hand(s), this 31st day of May, 2024

Joaquin Cruz

 JOAQUIN CRUZ

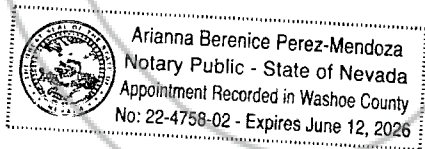
Esther Cruz

 ESTHER CRUZ

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on this 31st day of May, 2024,
by: JOAQUIN CRUZ and ESTHER CRUZ

(Notary Stamp)



[Signature]

 NOTARY PUBLIC

APN: 29-192-03

EXHIBIT "A"

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

Lot 395, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for
record in the Office of the County Recorder of Douglas County, Nevada, on May 29,
1973, as File No. 66512.

Commonly known as: 1308 Goldbug Court, Gardnerville, NV 89460

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 29-192-03
- b) 1220-21-610-253
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| 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 type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>Verified Trust Off</u>

3. Total Value/Sales Price of Property:

	\$ _____
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	\$ _____
Real Property Transfer Tax Due:	\$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: Transfer to Trust without consideration

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 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 Joaquin F. Cruz Esther Cruz Capacity Grantor/Grantee
 Signature Joaquin F. Cruz Esther Cruz Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)		(REQUIRED)	
Print Name:	<u>Joaquin Cruz and Esther Cruz</u>	Print Name:	<u>The Joaquin and Esther Living Trust uad 5/31/2</u>
Address:	<u>819 Lexington Arch Dr.</u>	Address:	<u>819 Lexington Arch Dr.</u>
City:	<u>Sparks</u>	City:	<u>Sparks</u>
State:	<u>NV</u> Zip: <u>89441</u>	State:	<u>NV</u> Zip: <u>89441</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Joaquin F. Cruz and Esther Cruz **Escrow #** _____
Address: 819 Lexington Arch Dr.
City: Sparks **State:** NV **Zip:** 89441