

A.P.N.: 1220-21-710-029
File No: 143-2675288 (et)
R.P.T.T.: \$1,677.00

When Recorded Mail To: Mail Tax Statements To:
Jose Carlos Lopez Ortiz
1338 Leonard Road
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Claudia Marie Pollard, an unmarried woman

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

Jose Carlos Lopez Ortiz, a single man

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

Lot 539, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed in the Office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374 of Maps, Page 676 as File No. 72456.

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.

Claudia Marie Pollard

Claudia Marie Pollard

STATE OF Washington)

COUNTY OF Snohomish)

)
: **ss.**
)

This instrument was acknowledged before me on 07/11/2024 by
Claudia Marie Pollard.

Renee Hendricks

Notary Public

(My commission expires: 08/09/2025)

RENEE HENDRICKS
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 193847
COMMISSION EXPIRES 08/09/2025

Notarized remotely online using communication technology via Proof.

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2675288.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1220-21-710-029
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 _____

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|---|
| FOR RECORDERS OPTIONAL USE Book _____ Page: _____ Date of Recording: _____ Notes: _____ |
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3. a) Total Value/Sales Price of Property: \$430,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$430,000.00
d) Real Property Transfer Tax Due \$1,677.00
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]
Signature: _____

Capacity: Agent
Capacity: _____

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

Print Name: Claudia Marie Pollard
Address: 205 Silver Lake Rd Apt 484
City: Reno
State: NV Zip: 89508

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

Print Name: Jose Carlos Lopez Ortiz
Address: 1338 Leonard Road
City: Gardnerville
State: NV Zip: 89460

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

First American Title Insurance
Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2675288 et/ et
State: NV Zip: 89423

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