

APN# : 1320-29-214-013

RPTT: \$-0-

Recording Requested By and Mail Tax Statements to:

Core Title Group LLC

Escrow No. 293CNV-AMG

When Recorded Mail To:

Goar Barsegian

9550 Antelope Creek Drive

Reno, Nevada 89506

DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

CORE TITLE GROUP, LLC

SHAWNYNE GARREN, RECORDER

**2024-1010094**

**07/17/2024 10:05 AM**

E05

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

**Edwin Orlando Gomez-Maradiaga, a married man**

Do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

**Goar Barsegian, a married woman as her sole and separate property**

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City Minden, County of Douglas, State of Nevada described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor and Grantee are married to each other. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as her sole and separate property. By this conveyance, Grantor releases any community interest that he might now have or be presumed to hereafter acquire in the above described property.

Dated: 7/11/2024

Edwin Orlando Gomez-Maradiaga

Edwin Orlando Gomez-Maradiaga

STATE OF Nevada

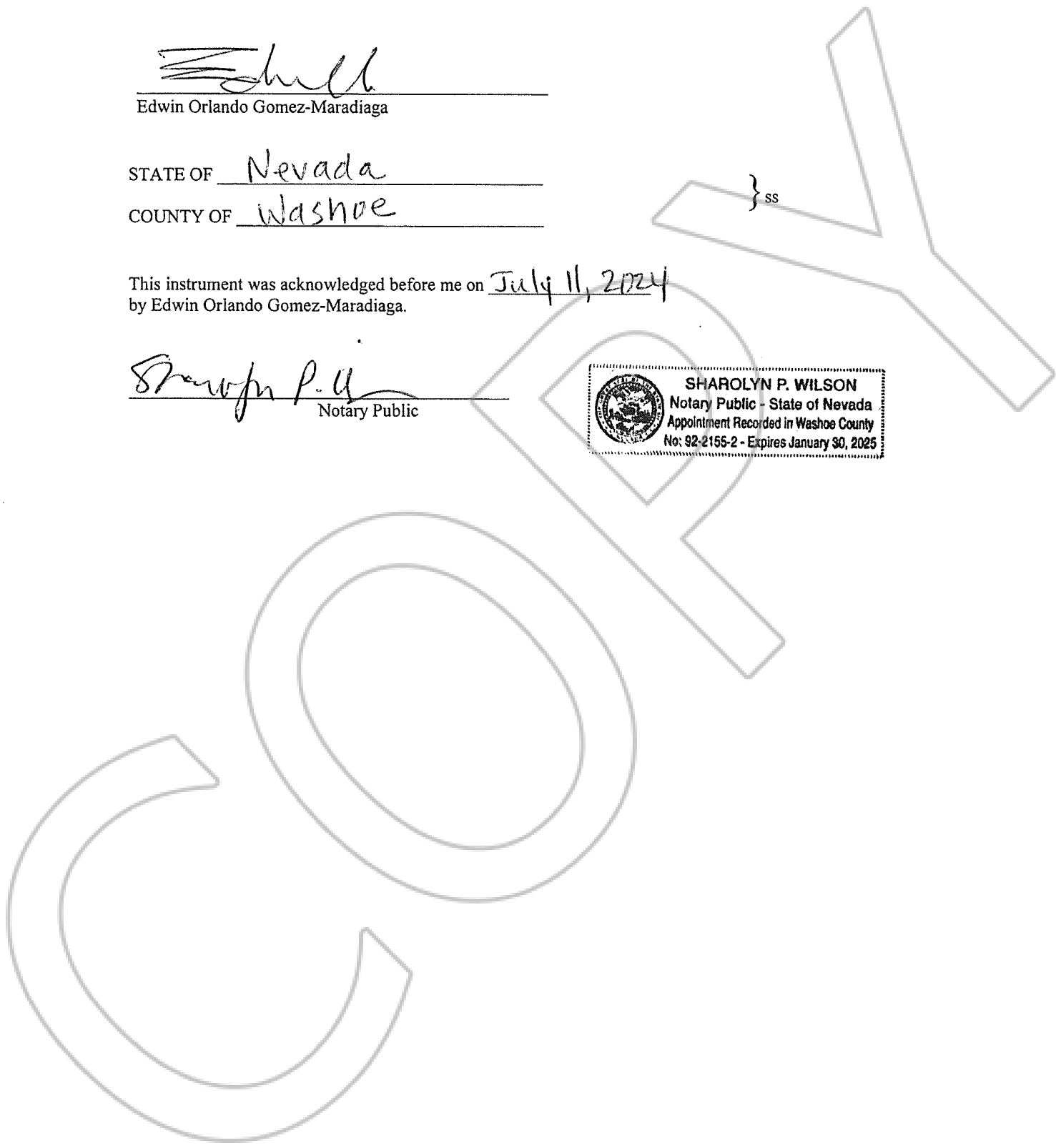
COUNTY OF Washoe

} ss

This instrument was acknowledged before me on July 11, 2024  
by Edwin Orlando Gomez-Maradiaga.

Sharolyn P. Wilson  
Notary Public

SHAROLYN P. WILSON  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 92-2155-2 - Expires January 30, 2025



**EXHIBIT "A"**

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

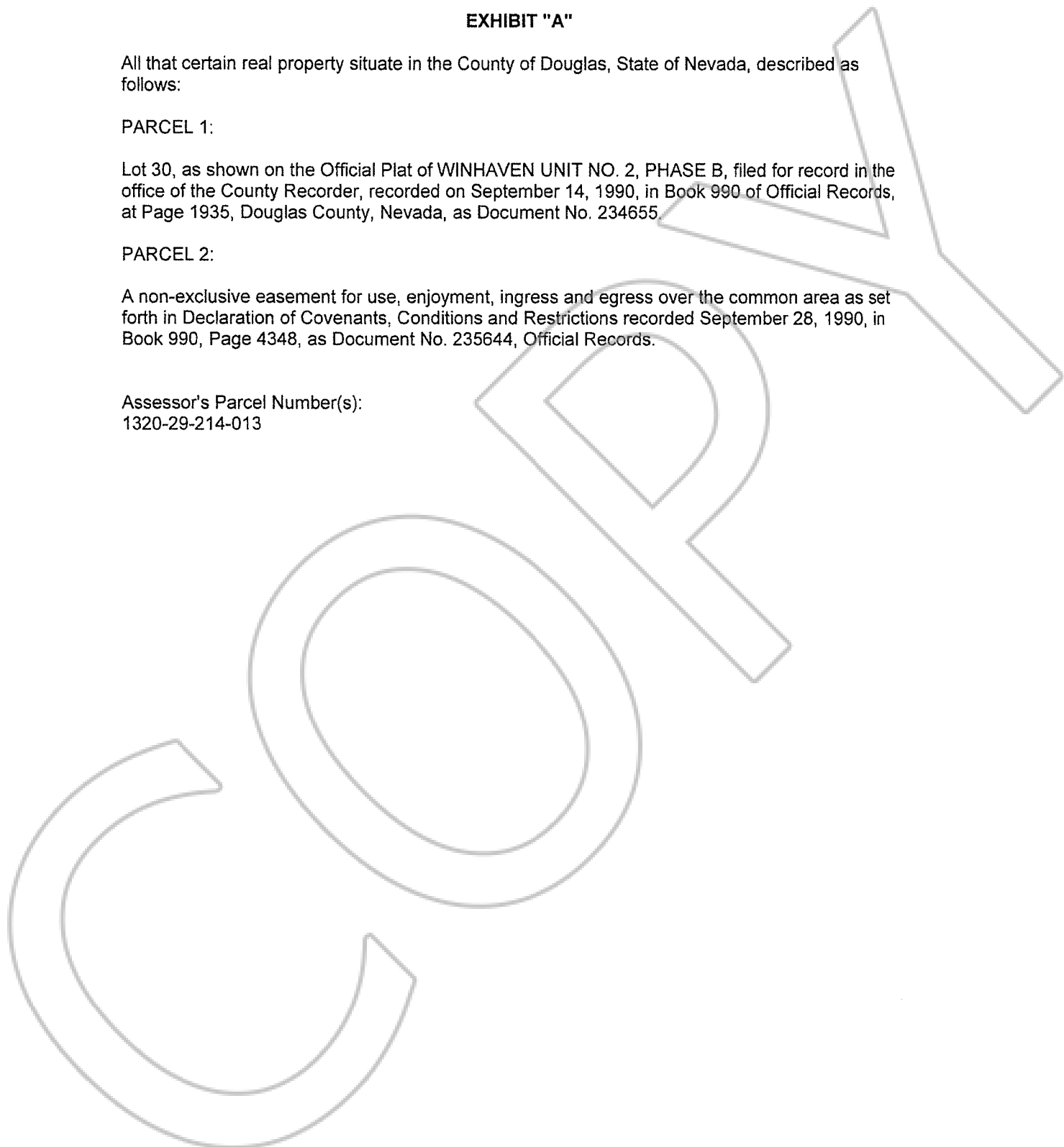
**PARCEL 1:**

Lot 30, as shown on the Official Plat of WINHAVEN UNIT NO. 2, PHASE B, filed for record in the office of the County Recorder, recorded on September 14, 1990, in Book 990 of Official Records, at Page 1935, Douglas County, Nevada, as Document No. 234655.

**PARCEL 2:**

A non-exclusive easement for use, enjoyment, ingress and egress over the common area as set forth in Declaration of Covenants, Conditions and Restrictions recorded September 28, 1990, in Book 990, Page 4348, as Document No. 235644, Official Records.

Assessor's Parcel Number(s):  
1320-29-214-013



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1320-29-214-013

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 \_\_\_\_\_

|  |
|--|
| <b>FOR RECORDERS OPTIONAL USE ONLY</b><br>NOTES: _____<br>_____<br>_____ |
|--|

|  |              |
|--|--------------|
| 3. Total Value/Sales Price of Property:              | \$ <u>00</u> |
| Deed in Lieu of Foreclosure Only (value of property) | ( _____ )    |
| Transfer Tax Value:                                  | \$ <u>00</u> |
| Real Property Transfer Tax Due:                      | \$ <u>00</u> |

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: transfer title to spouse 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 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 Edwin Orlando Gomez-Maradiaga Capacity Agent

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

**Print Name:** Edwin Orlando Gomez-Maradiaga  
**Address:** 9550 Antelope Creek Drive  
**City:** Reno  
**State:** NV                      **Zip:** 89506

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

**Print Name:** Goar Barsegian  
**Address:** 9550 Antelope Creek Drive  
**City:** Reno  
**State:** NV                      **Zip:** 895063

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

**Print Name:** eTRCo, LLC. On behalf of Core Title Group LLC    Esc. #: 293CNV-AMG  
**Address:** 1818 College Pkwy, Ste 101  
**City/State/Zip:** Carson City, NV 89706

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