

DOUGLAS COUNTY, NV **2024-1010129**
RPTT:\$2299.05 Rec:\$40.00
\$2,339.05 Pgs=3 **07/18/2024 11:13 AM**
TICOR TITLE - CC (NVTH3K)
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1320-29-110-039

Order No.: TTR2401679-DKC

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Eileen Revak
1785 Lantana Dr
Minden, NV 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$2,299.05

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

Erika A Bernal and Damien B Bernal, Wife and Husband as Joint Tenants,

do(es) hereby GRANT, BARGAIN AND SELL to

Eileen Revak, a married woman as her Sole and Separate Property

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

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.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

Dated: 7/12/24

[Signature]

Erika A Bernal

[Signature]

Damien B Bernal

State of NV

County of Carson City

This instrument was acknowledged before me on this 12 day of July,
2024, by Erika A Bernal and Damien B Bernal.

[Signature]
Notary Public

[SEAL]

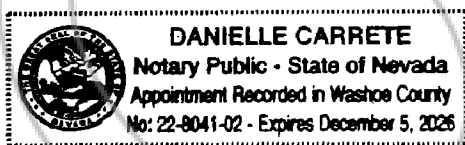
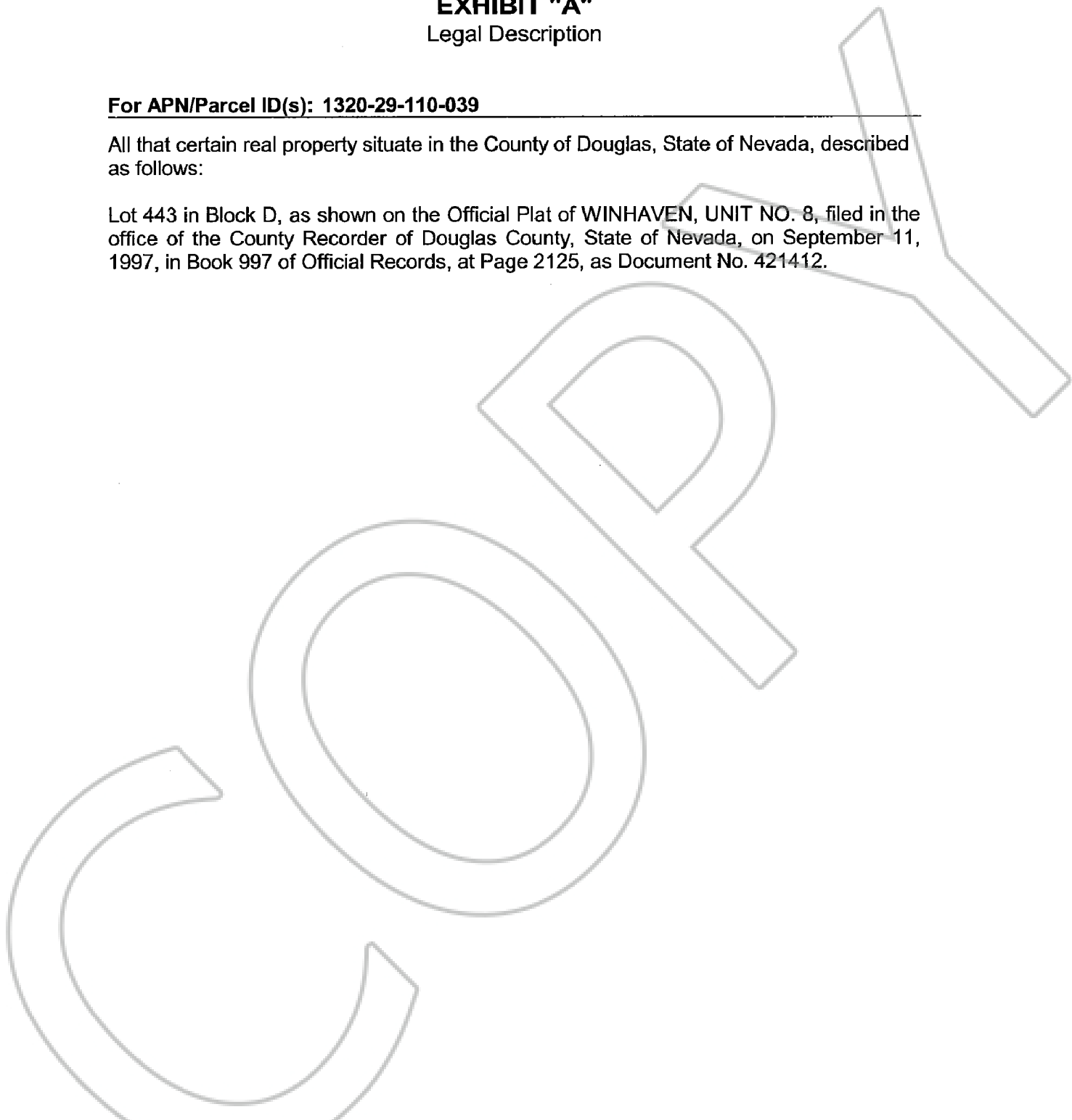


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1320-29-110-039

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

Lot 443 in Block D, as shown on the Official Plat of WINHAVEN, UNIT NO. 8, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 11, 1997, in Book 997 of Official Records, at Page 2125, as Document No. 421412.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)

- a. 1320-29-110-039
- 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
- Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ 589,500.00
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax Value: \$ 589,500.00
- d. Real Property Transfer Tax Due \$ 2,299.05

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section NONE
- 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 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 [Handwritten Signature] Capacity: Grantor
Signature [Handwritten Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Erika A Bernal and Damien B Bernal
Address: 88 Juniper Ct
City: Pagosa Springs
State: CO Zip: 81147

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Eileen Revak
Address: 1785 Lantana Dr
City: Minden
State: NV Zip: 89423-5172

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
Print Name: Ticor Title of Nevada, Inc. Escrow # TTR2401679
Address: 307 West Winnie Lane, Suite 1
City: Carson City State: NV Zip: 89703