

DOUGLAS COUNTY, NV
RPTT:\$1833.00 Rec:\$40.00
\$1,873.00 Pgs=3
CORE TITLE GROUP, LLC (N. NV)
SHAWNYNE GARREN, RECORDER

2024-1010451

07/29/2024 01:46 PM

APN# : 1420-07-615-001

RPTT: \$1,833.00

Recording Requested By:

Core Title Group LLC

Escrow No.: 507CNV-DC

When Recorded Mail To:

Jeremy P Cruz

980 Rolling Ridge, Ct.

Carson City, NV 89705

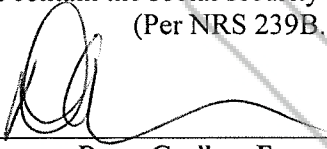
Mail Tax Statements to: (deeds only)

Same as Above

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

(Per NRS 239B.030)

Signature _____


Dawn Cuellar Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Barbara Renner, a married woman as her sole and separate property

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

Jeremy P Cruz , a single man

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

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

Lot 19, in Block C, as set forth on the final Map of SUNRIDGE HEIGHTS II, PHASE 2, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 3, 1994, in Book 394, Page 568, as Document No. 331447.

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

Dated: 07/29/2024


Barbara Renner
Barbara Renner

STATE OF Nevada
COUNTY OF Carson City
This instrument was acknowledged before me on
July 29, 2024

} ss

By Barbara Renner.

[Signature]
Notary Public

 **DAWN CUELLAR**
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 14-15385-3 - Expires October 22, 2026

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-07-615-001

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 _____

FOR RECORDERS OPTIONAL USE ONLY NOTES: _____ _____ _____
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3. Total Value/Sales Price of Property: \$470,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$470,000.00
 Real Property Transfer Tax Due: \$1,833.00

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 %

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] Capacity Agent
 Signature _____ Capacity _____

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

Print Name: Barbara Renner
995 Sunnew Dr
 Address: Carson City
 City: _____
 State: NV Zip: 89705

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

Print Name: Jeremy P Cruz
980 Rolling Ridge Ct
 Address: Carson City
 City: _____
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: 1818 College Pkwy, Ste 101
 City/State/Zip: Carson City, NV 89706

Esc. #: 507CNV-DC

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