

APN: 1320-33-717-042
R.P.T.T.: \$2,398.50
Escrow No.: 24043050-KH
When Recorded Return To:
Peter Torres and Donna Torres
1357 Westminster Place
Gardnerville, NV 89410

Mail Tax Statements to:
Peter Torres and Donna Torres
1357 Westminster Place
Gardnerville, NV 89410

DOUGLAS COUNTY, NV
RPTT:\$2398.50 Rec:\$40.00
\$2,438.50 Pgs=3
2024-1010527
07/30/2024 01:36 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Arturo Manuel Grajeda and Gianna Maria Grajeda, husband and wife, as joint tenants with right of survivorship

do(es) hereby Grant, Bargain, Sell and Convey to

Peter Torres and Donna Torres, husband and wife, as joint tenants

all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

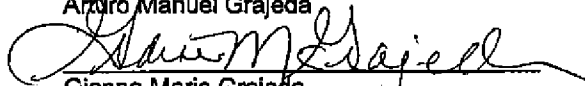
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 29 day of July, 2024.



Arturo Manuel Grajeda



Gianna Maria Grajeda

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 29 day of July, 2024 by Arturo Manuel Grajeda and Gianna Maria Grajeda.



Notary Public


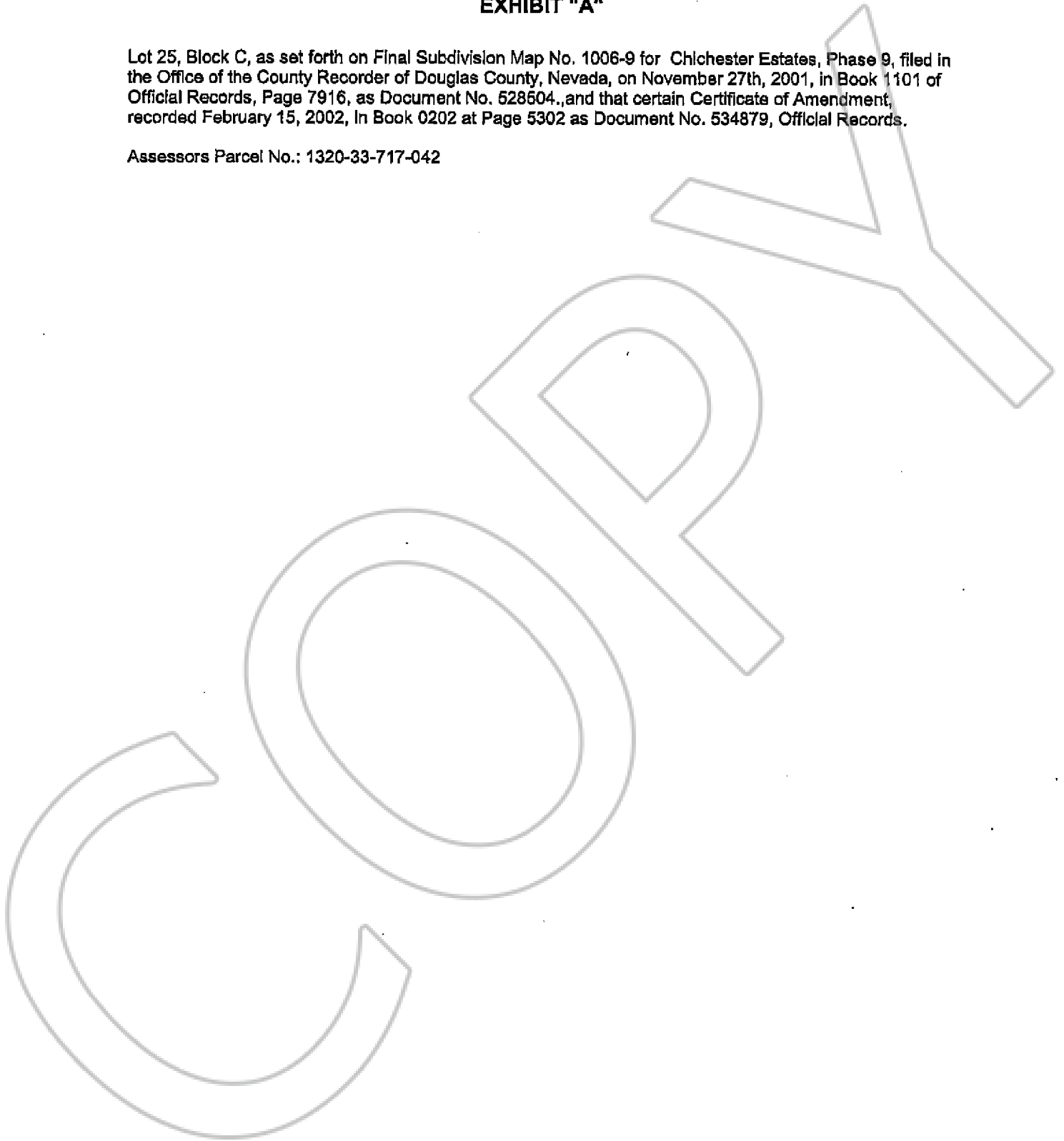
 CYNTHIA HAGGARD
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 21-3540-05 - Expires March 12, 2025

EXHIBIT "A"

Lot 25, Block C, as set forth on Final Subdivision Map No. 1006-9 for Chichester Estates, Phase 9, filed in the Office of the County Recorder of Douglas County, Nevada, on November 27th, 2001, in Book 1101 of Official Records, Page 7916, as Document No. 528504., and that certain Certificate of Amendment, recorded February 15, 2002, in Book 0202 at Page 5302 as Document No. 534879, Official Records.

Assessors Parcel No.: 1320-33-717-042



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-33-717-042
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$615,000.00
 b. Deed In Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$615,000.00
 d. Real Property Transfer Tax Due: \$2,398.50

4. IF EXEMPTION CLAIMED:
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 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 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: _____ Capacity: Grantor *Agent*
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Arturo Manuel Grajeda and Gianna Maria Grajeda
 Address: 1040 Dresslerville Rd.
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Peter Torres and Donna Torres
 Address: 1357 Westminster Place
 City: Gardnerville
 State: Nevada Zip: 89410

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24043050-KH
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED