

DOUGLAS COUNTY, NV
RPTT:\$4621.50 Rec:\$40.00
\$4,661.50 Pgs=3

2024-1011233

08/21/2024 09:03 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1420-33-701-057
R.P.T.T.: \$4,621.50
Escrow No.: 24043536-SA
When Recorded Return To:
Larry Vargas
1355 Downs Drive
Minden, NV 89423

Mail Tax Statements to:
Larry Vargas
1355 Downs Drive
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Chandresh Patel and Priya Patel, husband and wife, as joint tenants

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

Larry Vargas, a married man, as his sole and separate property


all that real property situated in the Town of Minden, 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 12 day of August, 2024.


Chandresh Patel


Priya Patel

STATE OF ~~NEVADA~~^{RS-} California

COUNTY OF Sacramento

This instrument was acknowledged before me on this 12 day of August, 2024 by Chandresh Patel and Priya Patel.

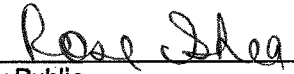
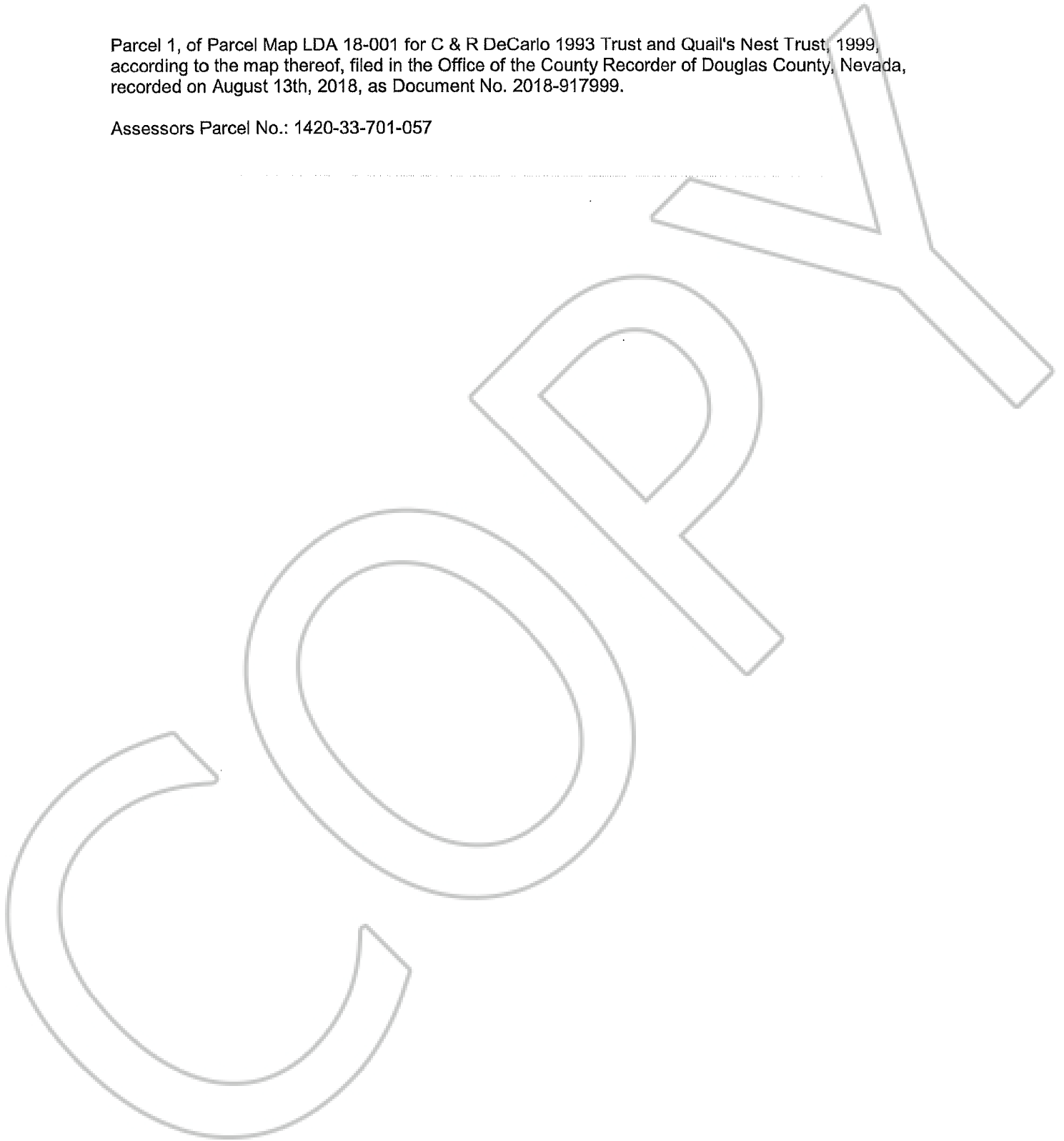

Notary Public



EXHIBIT "A"

Parcel 1, of Parcel Map LDA 18-001 for C & R DeCarlo 1993 Trust and Quail's Nest Trust, 1999, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on August 13th, 2018, as Document No. 2018-917999.

Assessors Parcel No.: 1420-33-701-057



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-33-701-057
 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: \$1,185,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,185,000.00
 d. Real Property Transfer Tax Due: \$4,621.50

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 375.060 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 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: *CPA* Capacity: Grantor *ESCROW*
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Chandresh Patel and Priya Patel
 Address: 721 Glen Mady Way
 City: Folsom
 State: CA Zip: 95630

Print Name: Larry Vargas
 Address: 1355 Downs Drive
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24043536-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED