

DOUGLAS COUNTY, NV

2024-1011696

RPTT:\$877.50 Rec:\$40.00

\$917.50 Pgs=4

08/30/2024 02:36 PM

TOIYABE TITLE

SHAWNYNE GARREN, RECORDER

APN: 1420-07-817-021

RPTT: \$877.50

Escrow No.: TTL-24-5569

When recorded return to:

Juan R. Segura

5458 Longley Lane #A

Reno, NV 89511

Mail Tax Statement to:

Grantee same as above

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That ***Deanna Dolores Watson, as Co-Personal Representative of The Estate of Patricia Marie Bell***

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to ***Juan R. Segura, a married man as his sole and separate property***

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

See Exhibit "A" attached hereto and made a part hereof.

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

Signature continues on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. TTL-24-5569
Page Two

Witness my hand(s) this 24th day of August.

The Estate of Patricia Marie Bell

Deanna Dolores Watson, Co-Personal Representative
Deanna Dolores Watson, Co-Personal Representative

STATE OF California
COUNTY OF Solano

This instrument was acknowledged before me on this 24th day of August,
2024, by Deanna Dolores Watson.

[Signature]
NOTARY PUBLIC

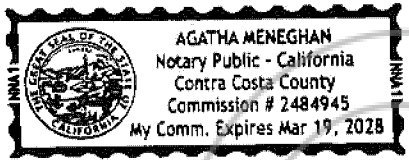
CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Solano
On 8/24/2024 before me, Agatha Meneghan
Date Here Insert Name and Title of the Officer
personally appeared Deanna Dolores Watson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Agatha Meneghan
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

Exhibit "A"

Lot 25, Block C, as set forth on that certain plat of IMPALA MOBILE HOME ESTATES UNIT NO. 1, filed for record in the Office of the County Recorder of Douglas County, Nevada, on May 11, 1978, as Document No. 20555



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-817-021
 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: \$225,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$225,000.00
 d. Real Property Transfer Tax Due: \$877.50
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: *[Signature]* Capacity: Escrow Officer
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Deanna Dolores Watson, as Co-Personal Representative of The Estate of Patricia			
Print Name:	<u>Marie Bell</u>	Print Name:	<u>Juan R. Segura</u>
Address:	<u>514 Hacienda Ln</u>	Address:	<u>5458 Longley Lane #A</u>
City:	<u>Suisun City</u>	City:	<u>Reno</u>
State:	<u>CA</u> Zip: <u>94585</u>	State:	<u>NV</u> Zip: <u>89511</u>

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

Print Name: Toiyabe Title, LLC Esc. #: TTL-24-5569
 Address: 1625 Nevada 88, Suite 407
 City: Minden State: NV Zip: 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED