

Prepared By

Name: Urbano Cruz
Address: 1781 Fish Springs Rd.
Gardnerville
State: NV Zip Code: 89410



SHAWNYNE GARREN, RECORDER

E05

After Recording Return To

Name: _____
Address: _____
State: _____ Zip Code: _____

1220-02-001-015

Space Above This Line for Recorder's Use

NEVADA QUIT CLAIM DEED

STATE OF NEVADA

COUNTY OF Douglas

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of _____ (\$ 0) in hand paid to

Urbano Cruz, a Grantor, residing at 1781 Fish Springs Rd
County of Douglas, City of Gardnerville, State of Nevada
(hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to

Urbano & Cynthia Cruz*, a Grantee, residing at 1781 Fish Springs Rd
County of Douglas, City of Gardnerville, State of Nevada
(hereinafter known as the "Grantees(s)") all the rights, title, interest, and claim in or to
the following described real estate, situated in the County of Douglas, Nevada to-
wit:

* husband and wife
See exhibit A

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Urbano Cruz
Grantor's Signature
Urbano Cruz
Grantor's Name
1781 Fish Springs Rd
Address
Gardnerville, NV 89410
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

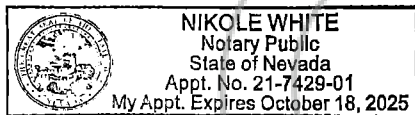
STATE OF NEVADA)

COUNTY OF Douglas)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Urbano Cruz whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 6 day of September, 2024

Nikole White
Notary Public



My Commission Expires: 10/18/2025

Exhibit A

DOUGLAS COUNTY, NV **2022-986600**
RPTT:\$3705.00 Rec:\$40.00
\$3,745.00 Pgs=2 06/23/2022 01:45 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-02-001-015
R.P.T.T.	\$3,705.00
File No.:	1629747 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Urbano Cruz	
1781 Fish Springs Road	
Gardnerville, NV 89410	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Irene Viktoria Rossman, General Administratix of The Estate of Norman Philip Rossman and Catherine Ellen Rossman, Deceased, Pursuant to Case No. 2020-PB-00132, Order Confirming Sale of Real Property and Payment of Costs, recorded concurrently herewith for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Urbano Cruz, an unmarried man, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land situated in and being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 12 North, Range 20 East, further described as follows:

Parcel 18-B3 as shown on TEDSEN/ANKER Parcel Map #1, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 15, 1993, in Book 493, at Page 2694, as Document No. 304721, Official Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: May 26, 2022

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

(One inch Margin on all sides of Document for Recorder's Use Only)

Page 1 of 2

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-02-001-015
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 5
 b. Explain Reason for Exemption: Add Wife to title

5. Partial Interest: Percentage being transferred: _____ %

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 Urbano Cruz Capacity Grantor
 Signature Cinthia Cruz Capacity Grantee

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

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

Print Name: Urbano Cruz
 Address: 178/1 Fish Springs Rd
 City: Gardnerville
 State: NV Zip: 894140

Print Name: Urbano Cruz and Cinthia Cruz
 Address: 1781 Fish Springs Rd
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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