

A.P.N.: 1420-07-817-018  
File No: 143-2675571 (et)  
R.P.T.T.: \$1,365.00

When Recorded Mail To: Mail Tax Statements To:  
Adanary C Ortega Diaz and Mario A Lobatos Vidales  
944 Loyola Street  
Carson City, NV 89705-7116

***GRANT, BARGAIN and SALE DEED***

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

Joan M. Souter, Trustee of the Jere D. and Joan M. Souter 2001 Family Trust

do(es) hereby *GRANT, BARGAIN and SELL* to

Adanary C Ortega Diaz, an unmarried woman and Mario A Lobatos Vidales, an unmarried man, as joint tenants

the real property situate in the County of Douglas, State of Nevada, described as follows:

**Lot 22 in Block C, Final Map - Unit One IMPALA MOBILE HOME ESTATES, as shown on the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada, on May 11, 1978, in Book 578, Page 708, File No. 20555.**

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Joan M. Souter, Trustee of the Jere D. and Joan M. Souter 2001 Family Trust

Joan M. Souter  
Joan M. Souter, Trustee

STATE OF ~~NEVADA~~ IDAHO )  
COUNTY OF ~~DOUGLAS~~ DOUGLAS CANYON ) : ss.

This instrument was acknowledged before me on SEPTEMBER 14, 2024 by **Joan M. Souter, Trustee.**

Michael R. Anderson  
Notary Public  
(My commission expires: 3-28-2030)

MICHAEL R. ANDERSON  
COMMISSION # 59385  
NOTARY PUBLIC  
STATE OF IDAHO

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2675571.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1420-07-817-018  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$350,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$350,000.00  
 d) Real Property Transfer Tax Due \$1,365.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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]  
 Signature: [Signature]  
**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Capacity: Agent  
 Capacity: Grantor  
**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Jere D. and Joan M. Souter 2001  
Family Trust  
 Address: 10740 West Royal Fern Ct  
 City: Star  
 State: ID Zip: 83669

Print Name: Adanary C Ortega Diaz  
and Mario A Lobatos  
Vidales  
 Address: 944 Loyola Street  
 City: Carson City  
 State: NV Zip: 89705-7116

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

Print Name: First American Title Insurance  
Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2675571 et/ et  
 State: NV Zip: 89423

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