

DOUGLAS COUNTY, NV **2024-1012530**
RPTT:\$2394.60 Rec:\$40.00
\$2,434.60 Pgs=3 **09/20/2024 01:13 PM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1420-08-314-024
Tax/Map ID(s): 543297

Order No.: TTR2402384-RT

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Bertha Alicia Ulloa Romero and Rafael
Cortez Ulloa
3484 Long Drive
Minden, NV 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$2,394.60

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

Andy Trieu Xin and Anna Kim Xin, Husband and Wife as Joint Tenants,

do(es) hereby GRANT, BARGAIN AND SELL to

Bertha Alicia Ulloa Romero, An Unamrried Woman and Rafael Cortez Ulloa, a Single Man, as joint tenants

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

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.

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

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

Dated: Sept 17 2021

Andy Trieu Xin

Andy Trieu Xin

Anna Kim Xin

Anna Kim Xin

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 17 day of Sept, 2021, by

Andy Trieu Xin and Anna Kim Xin

Shawna Kennedy
Notary Public

[SEAL]



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1420-08-314-024

For Tax Map ID(s): 543297

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

Lot 75, in Block B, as set forth on that certain final map LDA #99-054-4 Sunridge Heights III, Phase 4, A Planned Unit Development, Recorded in the Office of the Douglas County Recorder on May 29, 2002, In Book 0502, Page 8960, as Document No. 543297.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1420-08-314-024
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 614,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 614,000.00
 d. Real Property Transfer Tax Due \$ 2,394.60

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section NONE
 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 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 Suz Deneu Capacity: ~~Grantor~~ Agent
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Andy Trieu Xin and Anna Kim Xin
 Address: 37 Stellar Ct
 City: Carson City
 State: NV Zip: 89705

Print Name: Bertha Alicia Ulloa Romero and Rafael Cortez Ulloa
 Address: 3484 Long Drive
 City: Minden
 State: NV Zip: 89423-7704

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

Print Name: Ticor Title of Nevada, Inc.
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville

Escrow # TTR2402384
 State: NV Zip: 89410