

APN# : 004-351-03, 004-351-95, 004-351-96

RPTT: \$729.30

Recording Requested By:

Western Title Company

Escrow No.: 108785-KDJ

When Recorded Mail To:

Patricia Northcutt

1014 E Fifth Street #1

Carson City NV 89701

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature



Kayla Jacobsen

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Jason Ayala Martinez and Zaide Diaz-Sanchez, husband and wife as joint tenants

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Patricia Northcutt, an unmarried woman

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, County of Carson City State of Nevada bounded and described as follows:

All that certain lot, piece or parcel of land situate in Carson City, State of Nevada, described as follows:

PARCEL 1:

Unit 3, together with Garage No.'s 5 and 6, as shown on the Final Map of Cottonwood Court Townhomes, a Planned Unit Development, Recorded in the office of the Carson City Recorder, State of Nevada, on March 21, 1995 in Book 7 of Maps at Page 2099 as File No. 173396, Official Records.

PARCEL 2:

A 1/20th interest, as a Tenant in common, in the Common Area as shown on the Final Map of Cottonwood Court townhomes, a Planned Unit Development, Recorded in the office of the Carson City Recorder, State of Nevada on March 21, 1995 in Book 7 of Maps at Page 2099 as File No. 173396, Official Records.

PARCEL 3:

Exclusive easements, as an appurtenance to the herein above described land for the use of Yard No. 3; Balcony No. N/A; Staircase No. N/A; Baywindow No. N/A; Private Storage No. N/A; as shown on the Final Map of Cottonwood Court Townhomes, a Planned Unit Development, Recorded in the office of the Carson City Recorder, State of Nevada on March 21, 1995 in Book 7 of Maps at Page 2099 as File No. 173396, Official Records.

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

Dated: 11/11/2019

Grant, Bargain and Sale Deed – Page 2




Jason Ayala Martinez

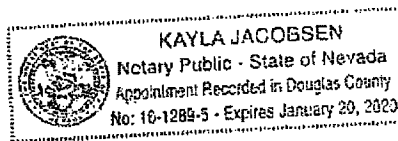


Zaide Diaz-Sanchez

STATE OF Nevada } ss
COUNTY OF Cassim City
This instrument was acknowledged before me on
11/11/19
By Jason Ayala Martinez and Zaide Diaz-Sanchez.



Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 004-351-03, 004-351-95, 004-351-96

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

NOTES: _____

3. Total Value/Sales Price of Property: \$187,000.00
Deed in Lieu of Foreclosure Only (value of property) (
Transfer Tax Value: \$187,000.00
Real Property Transfer Tax Due: \$729.30

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section
b. Explain Reason for Exemption:

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 _____ Capacity _____
Signature _____ Capacity _____

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

Print Name: Jason Ayala Martinez and Zaide Diaz-Sanchez
Address: 2512 Hansen Dr.
City: Carson City
State: NV Zip: 89701

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

Print Name: Tricia Northcutt
Address: 1014 E Fifth Street #1
City: Carson City
State: NV Zip: 89701

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC, On behalf of Western Title Company

Esc. #: 108785-KDJ

Address: Carson Office
2310 S. Carson St, Suite 5A

City/State/Zip: Carson City, NV 89701

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