

A.P.N. No.:	002-582-15
R.P.T.T.	\$1,599.00
File No.:	1305142 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
James Barrett Wagner and Kathleen S. Wagner	
P.O. Box 19185	
Reno, NV 89511	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Denise Texeira, a married woman as her sole and separate property** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **James Barrett Wagner and Kathleen S. Wagner, husband and wife, as Joint Tenants with Rights of Survivorship**, all that real property situated in the County of Carson City, State of Nevada, bounded and described as follows:

All that certain real property situate in Carson City, State of Nevada, described as follows:

Lot 268, as shown on the official map of MOUNTAIN PARK SUBDIVISION UNIT 4, a portion of NORTH RIDGE SUBDIVISION, filed in the office of the Carson City Recorder, State of Nevada, on March 23, 1995, as Document No. 173461, Official Records.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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: July 19, 2021

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

Denise L. Teixeira

Denise Teixeira

State of Nevada)

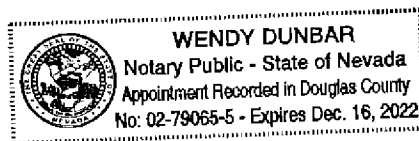
County of Douglas) ss

This instrument was acknowledged before me on the 21 day of July, 2021

By: Denise Teixeira

Signature: _____

Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-582-15
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'/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

\$ 410,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

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c. Transfer Tax Value:

\$ 410,000.00

d. Real Property Transfer Tax Due

\$ 1,599.00

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 Escrow Agent

Signature _____ Capacity _____

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

Print Name: Denise Texeira

Address: 975 Desert Drive

City: Carson City

State: NV Zip: 89705

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

Print Name: James Barrett Wagner and

Kathleen S. Wagner

Address: P.O. Box 19185

City: Reno

State: NV Zip: 89511

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

Print Name: Stewart Title Company

Escrow # 1305142 WLD

Address: 1362 Hwy 395, Suite 109

City: Gardnerville

State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED