

APN: 138-25-216-040
Affix R.P.T.T. \$1,249.50

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

**ANGELICA LUNA AND ISAAC LUNA-
VALENCIA
1008 SHADOW MOUNTAIN PLACE
LAS VEGAS, NV 89108**

ESCROW NO: 19019199-157-ASW

Inst #: 20190731-0004544

Fees: \$40.00

RPTT: \$1249.50 Ex #:

07/31/2019 03:00:36 PM

Receipt #: 3788227

Requestor:

CHICAGO TITLE LAS VEGAS

Recorded By: MIDO Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Laura Criscuolo, a single woman as her sole and separate property

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Angelica Luna and Isaac Luna-Valencia, Wife and Husband as Joint Tenants

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: 1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 29 day of July, 2019

Laura Criscuolo

Laura Criscuolo

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this July 29, 2019
appeared before me, a Notary Public,

Laura Criscuolo

personally known or proven to me to
be the person(s) whose name(s) is/are
subscribed to the above instrument,
who acknowledged that he/she/they
executed the instrument for the
purposes therein contained.

Pamela Gamsky
Notary Public

My commission expires: 11.27.2022

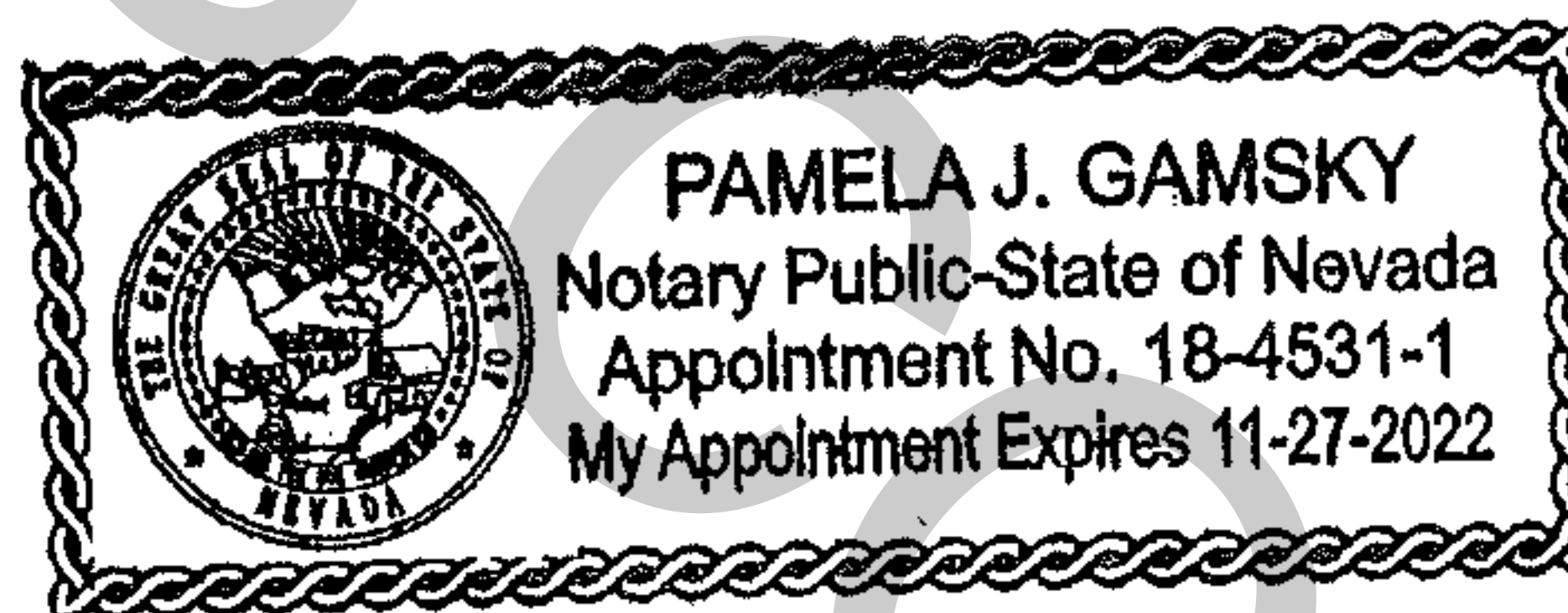


EXHIBIT "A"

LOT 97 OF CASA LINDA UNIT NO. 8-A, AS SHOWN BY MAP THEREOF ON FILE IN
BOOK 21 OF PLATS, PAGE 41, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK
COUNTY, NEVADA.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 138-25-216-040

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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$245,000.00

Deed in Lieu of Foreclosure Only (value of property):

\$(0.00)

Transfer Tax Value:

\$245,000.00

Real Property Transfer Tax Due:

\$1,249.50

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 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 _____

Capacity Escrow Agent

Signature _____

Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name Laura Criscuolo

Address: 5304 Big Fawn Ct.

City, St., Zip: Las Vegas, NV 89108

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Angelica Luna and Isaac Luna-Valencia

Address: 1008 Shadow Mountain Place

City, St., Zip: Las Vegas, NV 89108

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

Print Name: Chicago Title of Nevada, Inc.

Escrow #: 19019199-157

Address: 500 N. Rainbow Blvd

City/State/Zip: Las Vegas, NV 89107

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED