

APN 1219-02-000-021

GRANTEES:

Douglas J. Bradshaw and
Nancy Dee Bradshaw, Trustees
Bradshaw Legacy Trust dtd 08/24/1998
P.O. Box 7180
Gardnerville, NV 89460

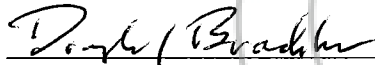
**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Steven E. Tackes, Esq.
Kaempfer Crowell
510 West Fourth Street
Carson City, NV 89703

MAIL TAX STATEMENTS TO:

Douglas J. Bradshaw and
Nancy Dee Bradshaw, Trustees
Bradshaw Legacy Trust dtd 08/24/1998
P.O. Box 7180
Gardnerville, NV 89460

I affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).



Douglas J. Bradshaw

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE made this 6th day of March, 2017, between DOUGLAS J. BRADSHAW, Trustee of the DOUGLAS J. BRADSHAW TRUST dated June 27, 1991, as Grantor and Party of the First Part; and DOUGLAS J. BRADSHAW and NANCY DEE BRADSHAW, Trustees, or their successor, under the BRADSHAW LEGACY TRUST dated August 24, 1998, as Grantees and Party of the Second Part.

WITNESSETH:

That the said Party of the First Part, for no consideration, does by these presents Grant, Bargain, Sell, and Convey unto the said Party of the Second Part, as aforesaid, all of his interest in the following described certain real property and improvements situated in the County of Douglas, State of Nevada, and more particularly described as follows:

Parcel 1:

Parcel 2A-1, as set forth on that certain Parcel Map LDA #03-032 for MOTTSVILLE MEADOWS filed for record in the office of the County Recorder of Douglas County, Nevada on June 15, 2004 in Book 0604, at Page 7430, as Document No. 616151.

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Parcel 2:


An exclusive easement for ingress, egress and public utility and ditch maintenance over and across the Easterly 60 feet of Adjusted Parcel 1-A as shown on that certain Record of Survey recorded April 25, 2003, in Book 0403 of Official Records, at Page 12074, as Document No. 574619.

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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.

Also known as 1262 Mottsville Meadows Way, Gardnerville, Nevada 89460;
APN: 1219-02-000-021.

IN WITNESS WHEREOF, the Party of the First Part has caused this conveyance to be executed the day and year hereinabove first written.



DOUGLAS J. BRADSHAW, Trustee
DOUGLAS J. BRADSHAW TRUST
dated June 27, 1991

ACKNOWLEDGMENT

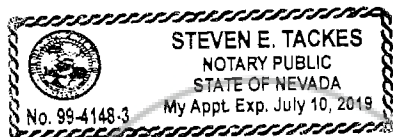
STATE OF NEVADA }
CARSON CITY } ss.

On this 6th day of March, 2017, before me, the undersigned, a Notary Public, personally appeared DOUGLAS J. BRADSHAW, Trustee of the Douglas J. Bradshaw Trust dated June 27, 1991, known to me to be the person described herein, who executed the foregoing instrument as Grantor, and he acknowledged to me that he executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



NOTARY PUBLIC (SEAL)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1219-02-000-021
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: Verified Trust - JS	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: transfer without consideration to or from a trust

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 *Douglas J. Bradshaw* Capacity Grantor
 Signature _____ Capacity _____

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

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

Print Name: Douglas J. Bradshaw, Trustee,
Douglas J. Bradshaw Trust dated June 27, 1991
 Address: P.O. Box 7180
 City: Gardnerville
 State: Nevada Zip: 89460

Print Name: Douglas J. Bradshaw & Nancy Dee Bradshaw,
Trustees, Bradshaw Legacy Trust dated August 24, 1998
 Address: P.O. Box 7180
 City: Gardnerville
 State: Nevada Zip: 89460

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

Print Name: Kaempfer Crowell Law Firm Escrow #: _____
 Address: 510 West Fourth St.
 City: Carson City State: NV Zip: 89703