

DOUGLAS COUNTY, NV **2020-943924**  
RPTT:\$3108.30 Rec:\$40.00  
\$3,148.30 Pgs=2 **03/25/2020 12:37 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1220-09-417-002  
R.P.T.T.: \$3,108.30  
Escrow No.: 20001169-KOT  
When Recorded Return To:  
Edson Property & Investment Company,  
LLC, a Nevada Limited Liability Company  
P.O. Box 4941  
Incline Village, NV 89450

Mail Tax Statements to:  
Edson Property & Investment Company,  
LLC, a Nevada Limited Liability Company  
P.O. Box 4941  
Incline Village, NV 89450

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
John Michael Reardon and Cindy Lee Reardon, Trustees of The Reardon Family Trust, Dated December  
12, 2016

do(es) hereby Grant, Bargain, Sell and Convey to  
Edson Property & Investment Company, LLC, a Nevada Limited Liability Company

all that real property situated in the City of Gardnerville, County of Douglas , State of Nevada, described as  
follows:

Lot 2, as shown on that Final Subdivision Map LDA#97-008-8, for Silveranch Phase 8, filed for record on  
May 7, 2004, in Book 0504, Page 2789, as Document No. 612542, Official Records of Douglas County,  
Nevada.

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

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 20001169-KOT

Dated this 16 day of March, 2020.

The Reardon Family Trust

BY: [Signature]  
John Michael Reardon, Trustee

BY: [Signature]  
Cindy Lee Reardon, Trustee

STATE OF NV

COUNTY OF Douglas

This instrument was acknowledged before me on this 16 day of March, 2020, by John Michael Reardon and Cindy Lee Reardon, Trustees.

[Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-09-417-002  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$797,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$797,000.00  
 d. Real Property Transfer Tax Due: \$3,108.30

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 5. Partial Interest: Percentage Being Transferred: 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 the 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: [Signature] Capacity: \_\_\_\_\_ Grantee  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

The Reardon Family Trust, dated  
 Print Name: December 12, 2016  
 Address: 1206 Sierra Vista Drive  
 City: Gardnerville  
 State: NV Zip: 89460

*First Centennial Title as Agent for*  
 Edson Property & Investment  
 Company, LLC, a Nevada Limited  
 Print Name: Liability Company  
 Address: P.O. Box 4941  
 City: Incline Village  
 State: Nevada Zip: 89450

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20001169-KOT  
 Address: 937 Tahoe Blvd., Suite 130  
 City: Incline Village State: NV Zip: 89451

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Signature: [Signature] Capacity: Grantor  
 Signature: [Signature] Capacity: Grantor

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 Address: 937 Tahoe Blvd., Suite 130  
 City: Incline Village                      State: NV                      Zip: 89451

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED