A.P.N. No.:	1220-21-610-23	30				
R.P.T.T.	\$1,552.20					
File No.:	1197936 WLD					
Recording Requested By:						
Stewart Title Company Mail Tax Statements To: Same as below						
When Recorded Mail To:						
Matthew D. 1	Thomas					
1316 Yellowj	acket Lane					
Gardnerville.	NV 89460					

DOUGLAS COUNTY, NV
RPTT:\$1552.20 Rec:\$40.00
\$1,592.20 Pgs=2
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Rick L. Thomas and Karen F. Thomas, husband and wife as joint tenants for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Matthew D. Thomas, a single man**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situate in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

Lot 406, as shown on the official map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record on May 29, 1973, in the office of the County Recorder of Douglas County, Nevada, as Document No. 66512; and on Record of Survey, recorded October 1, 1982, in Book 1082, of Official Records, at Page 6, as Document No. 71399.

*SUBJECT TO:

- 1. Taxes for the fiscal year;
- 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: May 19, 2021

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

Rick L. Thomas	Karen F. Thomas
State of Novada) ss County of Novada)	
This instrument was acknowledged before me on the By: Rick L. Thomas and Karen F. Thomas	ne <u>#5</u> day of <u>May</u> , 2021
Signature: Notary Public	WENDY DUNBAR Notary Public - State of Nevada Appointment Recorded in Douglas Courty No: 02-78065-6 - Expires Dec. 16, 2022

STATE OF NEVADA DECLARATION OF VALUE FORM

a) 1220-21-610-230 b)	1. Assessor Parcel Numb	er(s)			^
C)					/\
2. Type of Property: a. □ Vacant Land b. ☒ Single Fam. Res. c. □ Condo/Twnhse d. □ 2-4 Plex Book Page: □ □ Apt. Bidg. f. □ Comm'l/Ind'l Date of Recording: □ □ Other 3. a. Total Value/Sales Price of Property b. Deed in Lieu of Foreclosure Only (value of property) c. Transfer Tax Value: d. Real Property Transfer Tax Due 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 SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Rick L. Thomas and Karen F. Thomas Address: \$3(a) □ Pochy Line City: □ Capacity Capacity SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Matthew D. Thomas Address: \$3(a) □ Pochy Line City: □ Capacity Capacity Capacity Secure Company Explored Fine Recording (required if not seller or buyer) Print Name: Stewart Title Company. Ecompany Address: 1362 Hwy 395, Suite 109	· ····································				()
2. Type of Property: a.		- PARCE HILL SALE			\ \
a. □ Vacant Land b. ☒ Single Fam. Res. c. □ Condo/Twnhse d. □ 2-4 Plex Book Page: □ Date of Recording: □ Date of					\ \
C. □ Condo/Twnhse d. □ 2-4 Plex e. □ Apt. Bldg. f. □ Comm'l/Ind'l Date of Recording: □ Date		h M Single Fem Dec	EOD BE	COBDEDE ODTIC	NIAL BOT ONLY
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to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Signature Capacity Capacity SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Rick L. Thomas and Karen F. Thomas Address: 58101 Poetry Lo Address: 1316 Yellowjacket Lane City: Fort Muers City: Gardnerville State: FL Zip: 32003 State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: Stewart Title Company Escrow # 1197936 WLD Address: 1362 Hwy 395, Suite 109	additional tax due, may res	sult in a penalty of 10% of th	e tax due plus	interest at 1% per	month. Pursuant
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AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED