

<b>A.P.N. No.:</b>	1220-04-514-001
<b>R.P.T.T.</b>	\$1,599.00
<b>File No.:</b>	1309126 WLD
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Angela Manning	
1386 Elges Avenue	
Gardnerville, NV 89410	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Joan Hulbert Thran, trustee of The Joan Hulbert Thran Trust dated November 9, 2007** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Angela Manning, a married woman as her sole and separate property**, 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 County of Douglas, State of Nevada, described as follows:

Lot 83 of CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 4, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on March 22, 1972 in Book 98, Page 1 as Document No. 58312, 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 20, 2021

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

The Joan Hulbert Thran Trust dated November 9,  
2007

By: Joan Hulbert Thran  
Joan Hulbert Thran, Trustee

State of Nevada )  
County of Washoe ) ss

This instrument was acknowledged before me on the 22d day of July, 2021  
By: Joan Hulbert Thran

Signature: [Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-04-514-001  
 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)    (                      )  
 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 Joan Hulbert Thran                      Capacity Grantor  
 Signature \_\_\_\_\_                                      Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Joan Hulbert Thran, trustee of The Joan Hulbert Thran Trust dated November 9, 2007  
 Address: 275 Neighborhood Way, Apartment # 139  
 City: Sparks  
 State: NV                      Zip: 89441

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Angela Manning  
 Address: 1386 Elges Avenue  
 City: Gardnerville  
 State: NV                      Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 1309126 WLD  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville    State: NV                      Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED