

DOUGLAS COUNTY, NV **2022-982668**  
RPTT:\$2560.35 Rec:\$40.00  
\$2,600.35 Pgs=2 **03/18/2022 10:07 AM**  
TICOR TITLE - CC (NVTH3K)  
KAREN ELLISON, RECORDER

**WHEN RECORDED MAIL TO:**

Kenneth Bland  
Heather Beauchamp  
751 Rubio Way  
Gardnerville, NV 89460

**MAIL TAX STATEMENTS TO:**

Same as above

Escrow No. 2200282-DKD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1220-20-001-044  
R.P.T.T. \$2,560.35

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Jeanne Thomas, Successor Trustee of THE THOMAS FAMILY TRUST, Dated February 27, 2017

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Kenneth Bland and Heather Beauchamp, husband and wife, as joint tenants

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

Lot 16 in Block D of MARRON ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 9, 1980, in Book 980, Page 682, as Document No. 48330 of Official Records.

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

Signature and notary acknowledgement on page two.

**THE THOMAS FAMILY TRUST**

*Jeanne Thomas*  
**Jeanne Thomas, Successor Trustee**

STATE OF NEVADA  
COUNTY OF ~~DOUGLAS~~ *Carson City*  
*cm*

} ss:

This instrument was acknowledged before me on, *February 24th, 2022*  
by Jeanne Thomas, Successor Trustee

*Cindy McTammany*  
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02200282.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-20-001-044  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 656,500.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 656,500.00  
 d. Real Property Transfer Tax Due: \$ 2,560.35

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 Jeanne Thomas Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jeanne Thomas, Successor Trustee of THE THOMAS FAMILY TRUST, Dated February 27, 2017  
 Address: P.O. Box 6925  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Kenneth Bland, Heather Beauchamp  
 Address: 751 Rubio Way  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Tigor Title of Nevada, Inc. Escrow No.: 02200282-010-DKD  
 Address: 307 W. Winnie Lane Suite #1  
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED