

DOUGLAS COUNTY, NV **2022-988217**
RPTT:\$1989.00 Rec:\$40.00
\$2,029.00 Pgs=2 **08/08/2022 01:35 PM**
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1420-07-716-006
File No: 143-2655651 (et)
R.P.T.T.: \$1,989.00

When Recorded Mail To: Mail Tax Statements To:
Radonich Family Living Trust dated June 23, 2004
980 Sunview Drive
Carson City, NV 89705

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Kenneth B. Hamilton and Penny J. Hamilton, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Gregory John Radonich and Jennifer Radonich as Trustess of the Radonich Family Living Trust dated June 23, 2004

the real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 6, IN BLOCK S, AS SET FORTH ON THE FINAL MAP OF SUNRIDGE HEIGHTS, PHASE 6A AND PHASE 8A, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 1, 1995, BOOK 595, PAGE 1, AS DOCUMENT NO. 361213 AND BY CERTIFICATE OF AMENDMENT RECORDED MAY 17, 1995, BOOK 595, PAGE 2588, DOCUMENT NO. 362268 AND RE-RECORDED AUGUST 10, 1995, BOOK 895, PAGE 1500, DOCUMENT NO. 368005 AND FURTHER BY CERTIFICATE OF AMENDMENT RECORDED AUGUST 7, 1995, BOOK 895, PAGE 816, DOCUMENT NO. 367680.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

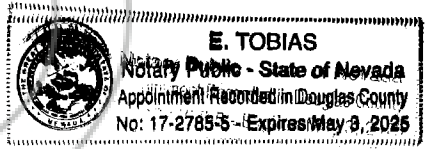
Kenneth B. Hamilton
Kenneth B. Hamilton

Penny J. Hamilton
Penny J. Hamilton

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 8-5-2022 by
Kenneth B. Hamilton and Penny J. Hamilton.

E. Tobias
Notary Public
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2655651.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-07-716-006
- 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 _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$510,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$510,000.00
- d) Real Property Transfer Tax Due \$1,989.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: Kenneth B. Hamilton and Penny J. Hamilton
 Address: 1357 Bridle Way
 City: Minden
 State: NV Zip: 89423

Print Name: Radonich Family Living Trust dated June 23, 2004
 Address: 980 Sunview Drive
 City: Carson City
 State: NV Zip: 89705

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

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2655651 et/ et
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)