

A.P.N.: 1220-09-416-010
File No: 143-2667344 (et)
R.P.T.T.: \$2,281.50

When Recorded Mail To: Mail Tax Statements To:
Michael Madden and Lura Blair Madden
1045 Silveranch Drive
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Jack E. Trainer and Sandra S. Trainer, husband and wife as joint tenants

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

Michael Madden and Lura Blair Madden, husband and wife as community property

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

LOT 9 IN BLOCK 1 AS SHOWN ON THE FINAL SUBDIVISION MAP LDA # 97-008-7 FOR SILVERANCH PHASE 7, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON JUNE 7, 2002 IN BOOK 0602, PAGE 2203, AS DOCUMENT NO. 544102, OFFICIAL RECORDS.

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.

Jack E. Trainer
Jack E. Trainer

Sandra S. Trainer
Sandra S. Trainer

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

This instrument was acknowledged before me on September 1, 2023 by **Jack E. Trainer and Sandra S. Trainer.**

Marsy Linn Harrell
Notary Public
(My commission expires: 6-10-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2667344.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-09-416-010
 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: \$585,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$585,000.00
 d) Real Property Transfer Tax Due \$2,281.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Jack E. Trainer

Capacity: Grantor

Signature: Sandra S. Trainer

Capacity: Grantor

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

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

Print Name: Jack E. Trainer and Sandra S. Trainer

Print Name: Michael Madden and Lura Blair Madden

Address: 29805 E Vista Ridge Blvd

Address: 1045 Silveranch Drive

City: Wellton

City: Gardnerville

State: AZ Zip: 85356

State: NV Zip: 89460

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

Print Name: Company First American Title Insurance

File Number: 143-2667344 et/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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