

DOUGLAS COUNTY, NV **2023-1000734**  
RPTT:\$2242.50 Rec:\$40.00  
\$2,282.50 Pgs=2 **09/25/2023 09:32 AM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1420-18-510-014
<b>R.P.T.T.</b>	\$2,242.50
<b>File No.:</b>	2116071 KDJ
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Tracey Fremd	
955 Ranchview Circle	
Carson City, NV 89705	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Kenneth P. Dworkin and Susan L. Bullard, Trustees of the Dworkin Bullard Family Trust dated March 7, 2023**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Tracey Fremd, an unmarried woman**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 18, in Block M, as set forth on the Final Map No. 1001-8 of SUNRIDGE HEIGHTS, PHASES 7B and 9, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 5, 1995 in Book 995, Page 410, as Document No. 369825, and by Certificate of Amendment recorded on August 14, 1996 in Book 896, Page 2588, as Document No. 394289.

**\*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: September 21, 2023

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

Dworkin Bullard Family Trust dated March 7, 2023

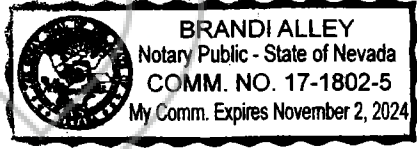
By: *Kenneth P. Dworkin*  
Kenneth P. Dworkin, Trustee

By: *Susan L. Bullard*  
Susan L. Bullard, Trustee

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 21<sup>st</sup> day of September, 2023  
By: Kenneth P. Dworkin and Susan L. Bullard as Trustees of the Dworkin Bullard Family Trust dated  
March 7, 2023.

Signature: *Brandi Alley*  
Notary Public  
Brandi Alley  
My Commission Expires: 11/2/24



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-18-510-014  
 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  
 Other \_\_\_\_\_

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

3. a. Total Value/Sales Price of Property                      \$ 575,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:                                              \$ 575,000.00  
 d. Real Property Transfer Tax Due                                \$ 2,242.50

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 *ANWETA* Capacity \_\_\_\_\_ Agent \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Kenneth P. Dworkin and Susan L. Bullard, Trustees of the Dworkin Bullard Family Trust dated March 7, 2023,  
 Address: 686 Long Valley Rd.  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Tracey Fremd  
 Address: 955 Ranchview Circle  
 City: Carson City  
 State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 2116071 KDJ  
 Address: 2310 S. Carson Street, Suite 5A  
 City: Carson City State: NV Zip: 89701