

DOUGLAS COUNTY, NV      **2023-1000816**  
RPTT:\$1560.00 Rec:\$40.00  
\$1,600.00 Pgs=3      **09/26/2023 10:50 AM**  
FIRST AMERICAN TITLE INSURANCE COMPANY  
SHAWNYNE GARREN, RECORDER

Assessor Parcel No. 1022-16-001-017.

**Return when recorded and mail tax statement to:**  
**First National Trust Company, Corporate Trustee**  
**of the T.K.M. S.A.F.E. Trust**  
**310 Grant Street, Suite 1205**  
**Pittsburg, PA 15219**

FATCO : 9015-2667876  
Noble Title Escrow No: 35534-0823TM

R.P.T.T. \$ *1,560<sup>00</sup>*

### GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Catherine Madeira, an unmarried woman and Lilas J. Hardin an unmarried woman, as joint tenants**

does hereby GRANT, BARGAIN, SELL and CONVEY to

**First National Trust Company, Corporate Trustee of the T.K.M. S.A.F.E. Trust**

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

The legal description of the real property is attached hereto as Exhibit A which is made a part hereof.

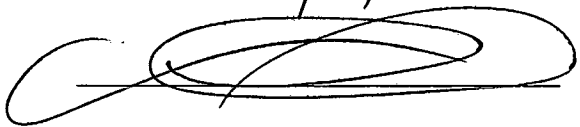
Commonly known as: 1480 Sandstone Drive, Wellington, NV 89444

Subject to:

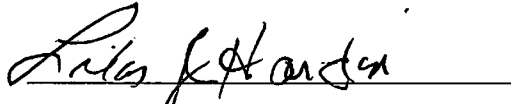
1. All general and special taxes for the current fiscal year
2. Covenants, conditions, restrictions, reservations, rights, rights of way, and easements now of record.
3. Any existing encumbrance assumed and/or acknowledged by Grantee.
4. Any encumbrances not of public record or bargained for or ratified by contract between grantor and grantee.

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

Executed as of 9/18/2023



Catherine Madeira

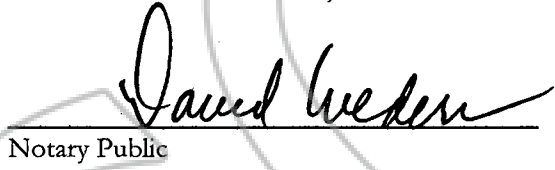


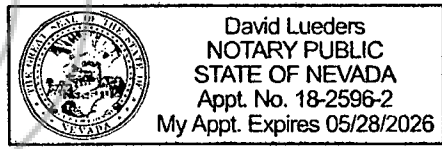
Lilas J. Hardin

STATE OF NEVADA )  
COUNTY OF Douglas ) ss:

Before me, DAVID LUEDERS, the undersigned, a Notary Public for the County of WASHOE, State of Nevada, personally appeared **Catherine Madeira and Lilas J. Hardin**, known to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, and they acknowledged that they executed the same for the purposes therein contained and in the capacities so designated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on 9/18/2023.

  
Notary Public



## EXHIBIT A

The Land referred to herein below is situated in the County of Douglas, State of Nevada, and is described as follows:

LOT 13 IN BLOCK S, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES UNIT NO. 4, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 16, 1970, IN BOOK 1 OF MAPS, PAGE 224, AS DOCUMENT NO. 50212.

COPY

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor's Parcel Number(s)  
 a. 1022-16-001-017  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_

2. Type of Property
- |                             |                    |  |                       |
|-----------------------------|--------------------|--|-----------------------|
| a. <input type="checkbox"/> | Vacant Land        | b. <input checked="" type="checkbox"/> | Single Family         |
| c. <input type="checkbox"/> | Condo/Townhouse    | d. <input type="checkbox"/>            | 2-4 Plex              |
| e. <input type="checkbox"/> | Apartment Building | f. <input type="checkbox"/>            | Commercial/Industrial |
| g. <input type="checkbox"/> | Agricultural       | h. <input type="checkbox"/>            | Mobile Home           |
| Other _____                 |                    |  |                       |

FOR RECORDER'S OPTIONAL USE ONLY	
Book:	_____
Page:	_____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property: \$ 400,000.00  
 Deed in Lieu of Foreclosure Only (Value of Property): \$ \_\_\_\_\_  
 Transfer Tax Value: \$ 400,000.00  
 Real Property Transfer Tax Due: \$ 1,560<sup>00</sup>

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 a 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: Catherine Madeira  
 Address: 8090 Meadow Vista Dr.  
 City/State/Zip: Reno, NV 89511

Print Name: Trust  
 Address: 310 Grant Street, Suite 1205  
 City/State/Zip: Pittsburg, PA 15219

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 NOBLE TITLE / FATCO  
 6585 High Street, Suite 200  
 LAS VEGAS, NV 89113

ESCROW NUMBER: 35534TM / 9015-2667876  
 ESCROW OFFICER: Traci Marquez

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED