

DOUGLAS COUNTY, NV

2023-995595

RPTT:\$4075.50 Rec:\$40.00

\$4,115.50 Pgs=3

04/14/2023 11:13 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1220-21-510-002 and
1220-21-510-003
R.P.T.T.: \$4,075.50
Escrow No.: 23034010-LS
When Recorded Return To:
Kimmerling Road LLC, a Nevada limited
liability company
P.O. Box 9848
South Lake Tahoe, CA 96158

Mail Tax Statements to:
Kimmerling Road LLC, a Nevada limited
liability company
P.O. Box 9848
South Lake Tahoe, CA 96158

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Michael H. Bradford and Kathryn H. Bradford, Trustees of The Michael and Kathryn Bradford Living Trust dated March 12, 2013

do(es) hereby Grant, Bargain, Sell and Convey to

Kimmerling Road LLC, a Nevada limited liability company

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 11 day of April, 2023.

The Michael and Kathryn Bradford Living Trust dated March 12, 2013

BY: [Signature], Trustee
Michael H. Bradford
Trustee

BY: [Signature], Trustee
Kathryn H. Bradford
Trustee

STATE OF NEVADA

~~COUNTY OF DOVER~~ CARSON CITY

This instrument was acknowledged before me on this 11 day of April, 2023 by Michael H. Bradford, as Trustee and Kathryn H. Bradford, as Trustee of The Michael and Kathryn Bradford Living Trust dated March 12, 2013.

[Signature]
Notary Public


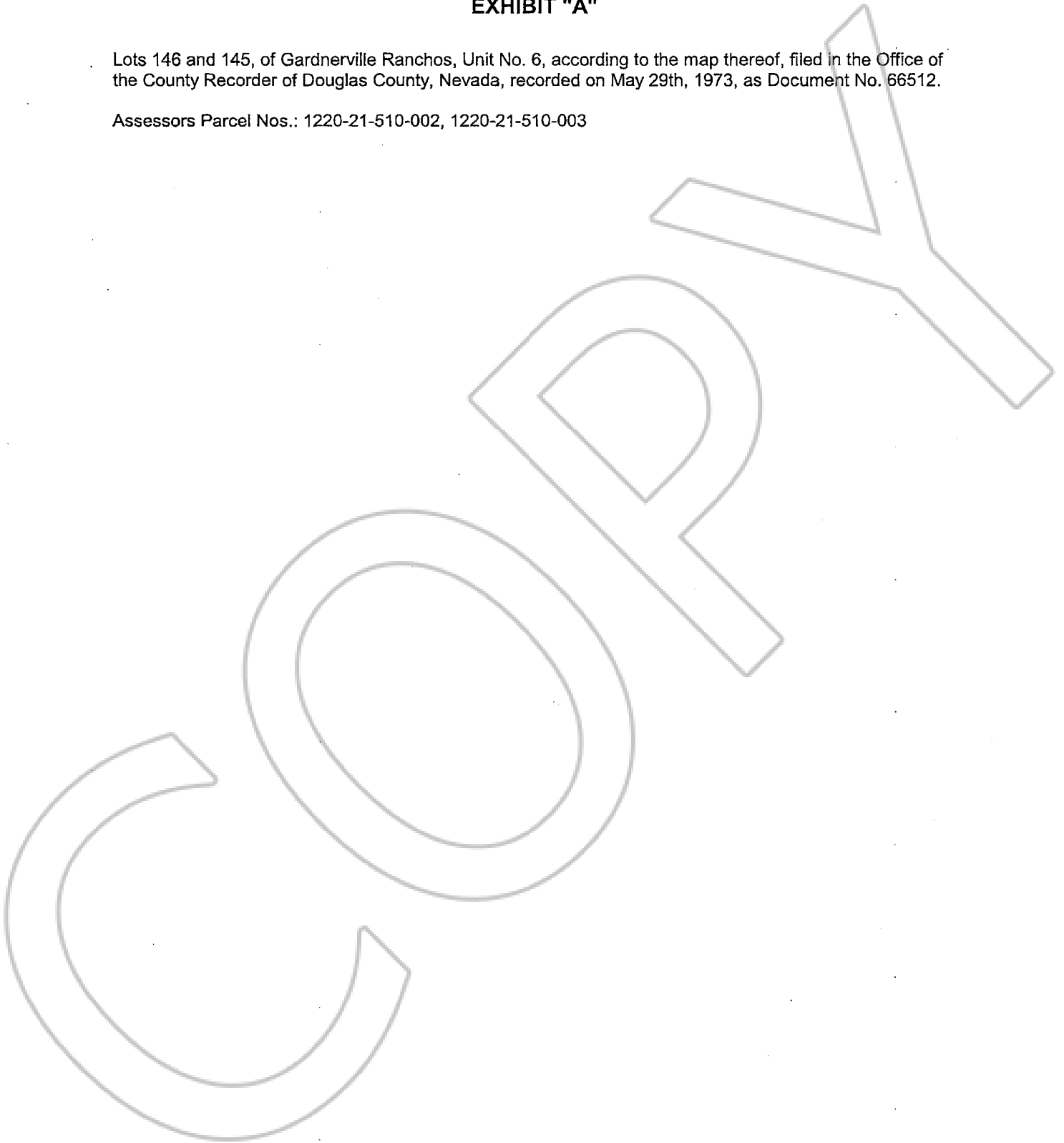
 D. CLARK
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 22-4703-12 - Expires February 21, 2026

EXHIBIT "A"

Lots 146 and 145, of Gardnerville Ranchos, Unit No. 6, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on May 29th, 1973, as Document No. 66512.

Assessors Parcel Nos.: 1220-21-510-002, 1220-21-510-003



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-21-510-002
 b) 1220-21-510-003
 c) _____
 d) _____

2. Type of Property:
- | | |
|------------------------------------------|-------------------------------------------------|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input checked="" type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- | | |
|---------------------------------------------------------|-----------------------|
| 3. a. Total Value/Sale Price of Property: | <u>\$1,045,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$1,045,000.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$4,075.50</u> |

4. **IF EXEMPTION CLAIMED:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Grantor Agent

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name:	<u>Michael H. Bradford and Kathryn H. Bradford, Trustees of The Michael and Kathryn Bradford Living Trust dated March 12, 2013</u>	Print Name:	<u>Kimmerling Road LLC, a Nevada limited liability company</u>
Address:	<u>PO Box 10387</u>	Address:	<u>PO Box 9848</u>
City:	<u>Zephyr Cove</u>	City:	<u>South Lake Tahoe</u>
State:	<u>NV</u> Zip: <u>89448</u>	State:	<u>California</u> Zip: <u>96158</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23034010-LS

Address: 500 Damonte Ranch Pkwy, Ste 820

City: Reno State: NV Zip: 89521