

DOUGLAS COUNTY, NV      **2024-1003670**  
RPTT:\$3437.85 Rec:\$40.00  
\$3,477.85 Pgs=3      **01/05/2024 01:07 PM**  
TICOR TITLE - GARDNERVILLE  
**SHAWNYNE GARREN, RECORDER**

WHEN RECORDED MAIL TO:  
John Michael Reardon and Cindy Lee Reardon,  
Trustees of the Reardon Family Trust dated December  
12, 2016

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

Escrow No. 2303050-RLT

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1320-29-215-004  
R.P.T.T. \$3,437.85

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Sean Kingston, Successor Trustee of the Survivor's Trust  
established under The Budd Trust dated July 20, 1983

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby  
**Grant, Bargain, Sell and Convey** to John Michael Reardon and Cindy Lee Reardon, Trustees of the  
Reardon Family Trust dated December 12, 2016

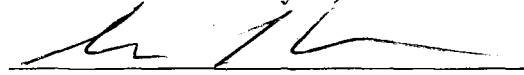
**all that real property situated in the County of Douglas, State of Nevada, described as follows:**

**Lot 4 of Hidden Brook Subdivision according to the map thereof filed in the Office of the County  
Recorder of Douglas County, State of Nevada, on January 10, 2002, in Book 0102, Page 2456, as  
Document No. 531980.**

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

**Signature and notary acknowledgement on page two.**

Sean Kingston, Successor Trustee of the  
Survivor's Trust established under The  
Budd Trust dated July 20, 1983

  
Sean Kingston, Successor Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

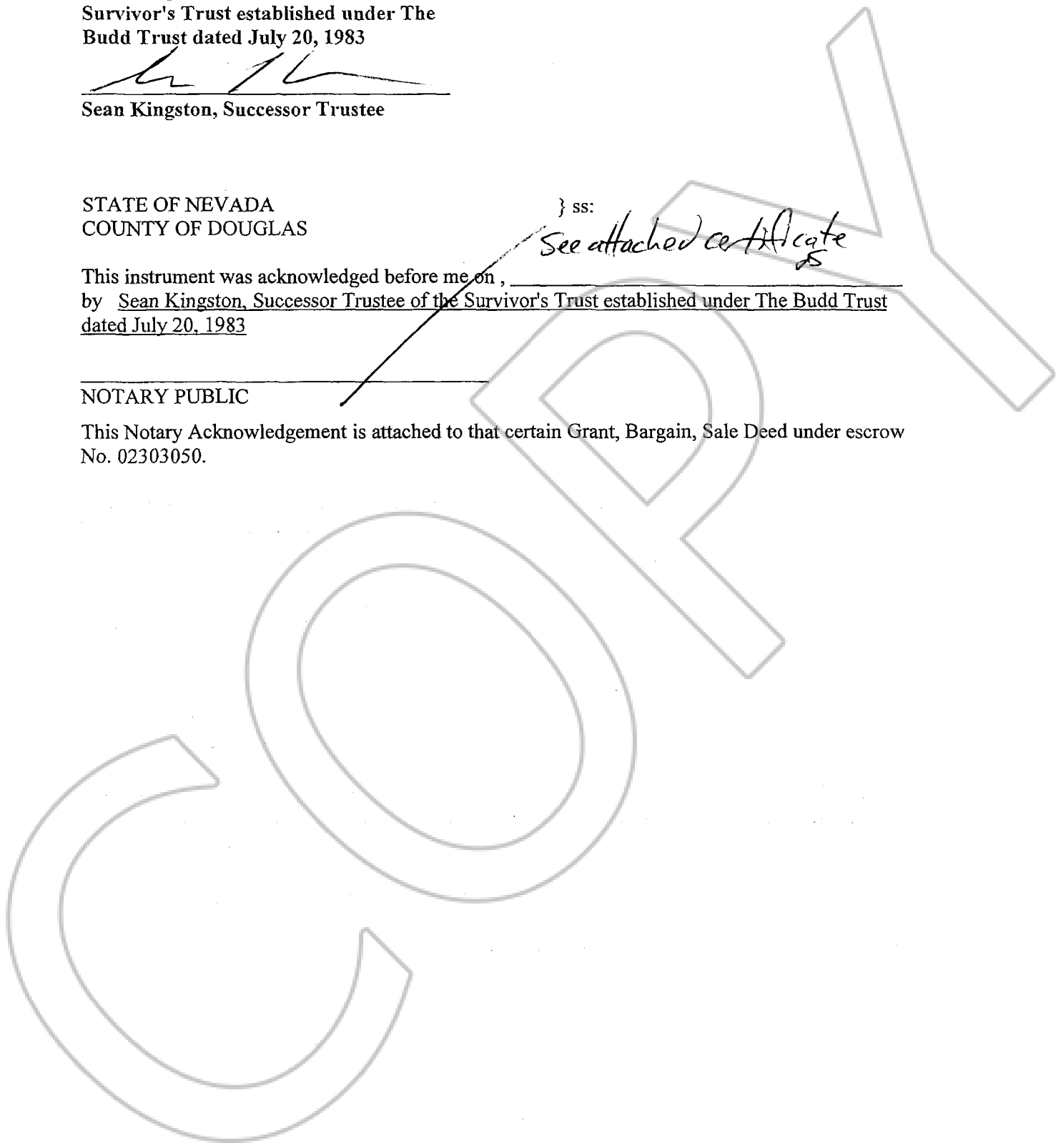
} ss:

*See attached certificate*

This instrument was acknowledged before me on ,  
by Sean Kingston, Successor Trustee of the Survivor's Trust established under The Budd Trust  
dated July 20, 1983

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02303050.



# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

On 12-12-2023 before me, Josh Stittsworth, notary public  
(insert name and title of the officer)

personally appeared Sean Kingston  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-29-215-004  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 881,500.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 881,500.00  
 d. Real Property Transfer Tax Due: \$ 3,437.85

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 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)**  
 Print Name: Sean Kingston, Successor Trustee of the Survivor's Trust established under The Budd Trust dated July 20, 1983  
 Address: 3135 E. Hartford Rd  
 City: Orange  
 State: CA Zip: 92869

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: John Michael Reardon and Cindy Lee Reardon, Trustees of the Reardon Family Trust dated December 12, 2016  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02303050-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED