

DOUGLAS COUNTY, NV

2024-1003681

RPTT:\$2301.00 Rec:\$40.00

\$2,341.00 Pgs=4

01/05/2024 04:05 PM

TICOR TITLE - RENO (LAKESIDE)

SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:

Nicole A. Tradup
1482 Longfellow Lane
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2303733-SL

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.: 1320-33-311-001

R.P.T.T. \$2,301.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That James J. Stretch and Sybil Carrere, husband and wife

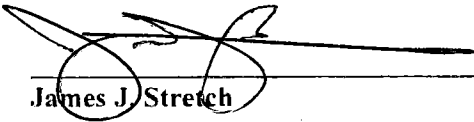
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Nicole A. Tradup, an unmarried woman

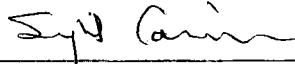
all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.


James J. Stretch


Sybil Carrere

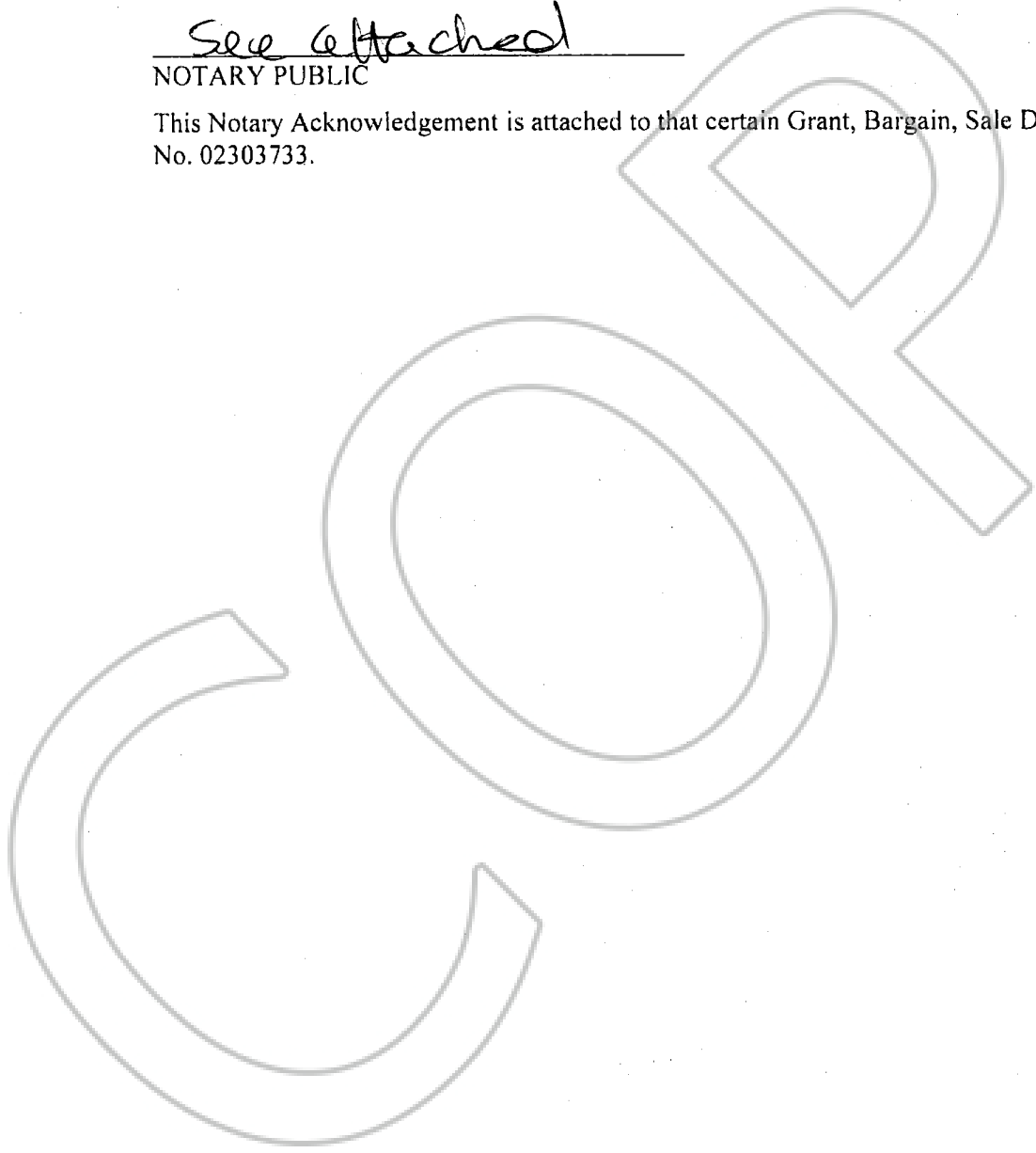
STATE OF NEVADA
COUNTY OF _____

} ss:

This instrument was acknowledged before me on, _____
by James J. Stretch and Sybil Carrere

See Attached
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02303733.



State of **Washington**

County of **Kitsap**

I certify that I know or have satisfactory evidence that **James J. Stretch and Sybil Carrere** is/are the person/persons who appeared before me, and said person acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated **January 3, 2024**


Denise Thetford Notary Public in and for the State of WA, residing at Kitsap

DENISE THETFORD
Notary Public
State of Washington
Commission # 20105460
My Comm. Expires Jun 25, 2024

Notary Public

Title

My appointment expires: **06/25/24**

"This certificate is attached to a **Grant Bargain Sale Deed** (title or type of document)"

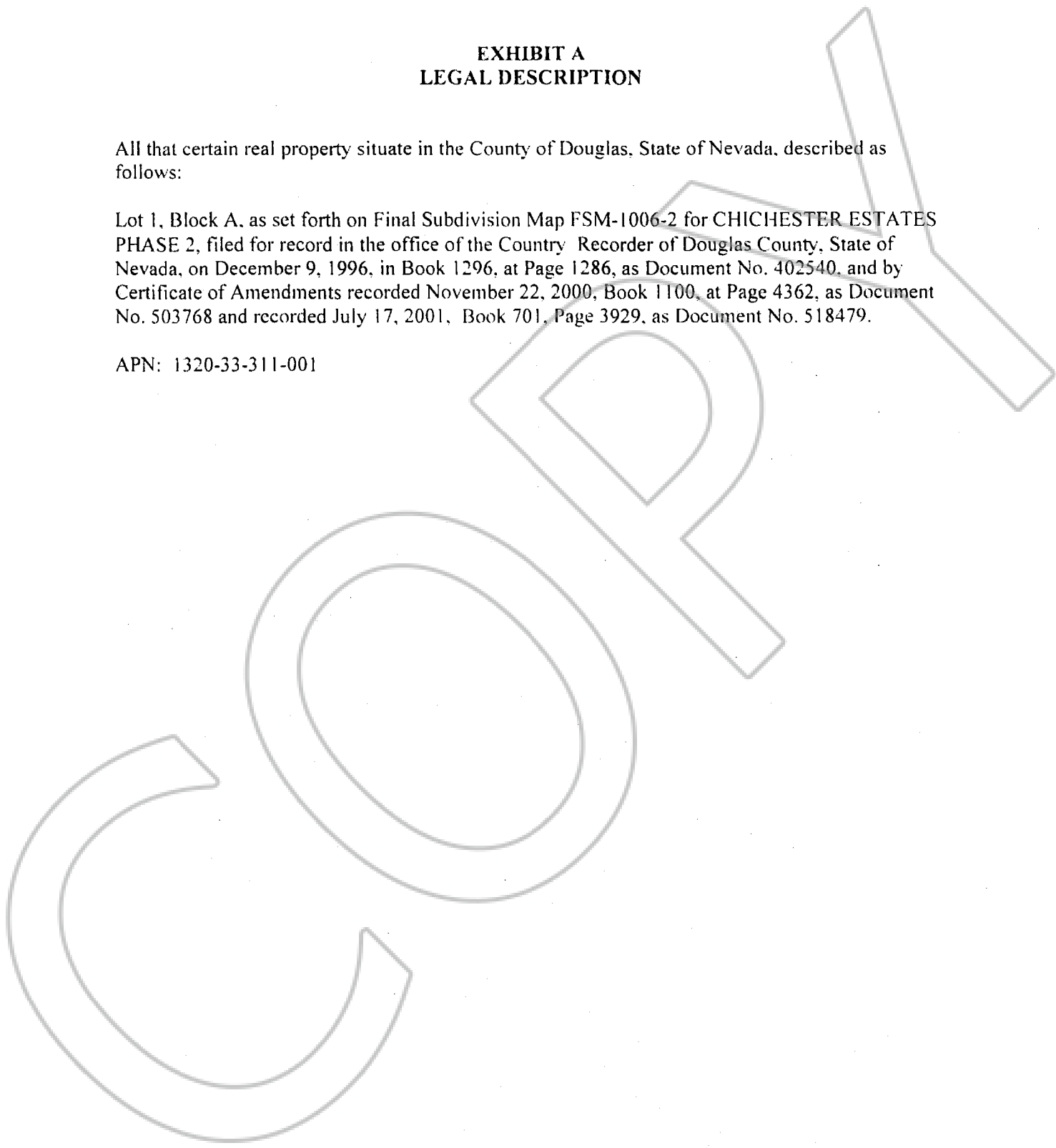
Escrow No. 2303733-SL

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 1, Block A, as set forth on Final Subdivision Map FSM-1006-2 for CHICHESTER ESTATES PHASE 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 9, 1996, in Book 1296, at Page 1286, as Document No. 402540, and by Certificate of Amendments recorded November 22, 2000, Book 1100, at Page 4362, as Document No. 503768 and recorded July 17, 2001, Book 701, Page 3929, as Document No. 518479.

APN: 1320-33-311-001



STATE OF NEVADA DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a. 1320-33-311-001
 - 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$ 590,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 590,000.00
- d. Real Property Transfer Tax Due: \$ 2,301.00

- 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 James J. Stretch Capacity _____
 Signature Nicole A. Tradup Capacity Agent

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: James J. Stretch, ETAL
 Address: 412 Madrona way NE
 City: Bainbridge Island
 State: Zip: WA 98110-1824

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Nicole A. Tradup
 Address: 1482 Longfellow Lane
 City: Gardnerville
 State: Zip: NV 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02303733-004-SL
 Address: 3655 Lakeside Drive
 City, State, Zip: Reno, NV 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED