

A.P.N.: 1022-18-001-007
File No: 143-2670886 (et)
R.P.T.T.: \$2,925.00

When Recorded Mail To: Mail Tax Statements To:
Eric H. France and Kelly L. France
4209 Oterol Ct.
Sacramento, CA 95821

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Janis M. Redden, trustee, or successor trustee(s) of the Redden Family Trust dated April 18, 2007

do(es) hereby *GRANT, BARGAIN and SELL* to

Eric H. France and Kelly L. France, husband and wife as joint tenants with right of survivorship

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

PARCEL 1:

ALL THAT PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B.&M, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 7, 12, 13 AND 18 IN TOWNSHIP 10 NORTH, RANGE 22 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 18 NORTH 86°43' EAST A DISTANCE OF 2,482.88 FEET TO A FOUND 1/4 CORNER, THE TRUE POINT OF COMMENCEMENT, THENCE FROM THE TRUE POINT OF COMMENCEMENT CONTINUING ALONG THE NORTH LINE OF SAID SECTION 18, NORTH 89°31' EAST A DISTANCE OF 157.31 FEET; THENCE SOUTH 03°17' EAST A DISTANCE OF 652.32 FEET TO A POINT IN THE CENTERLINE OF A 60 FOOT ROADWAY KNOWN AS PENROD LANE; THENCE ALONG THE CENTERLINE OF SAID ROADWAY SOUTH 86°43' WEST A DISTANCE OF 660 FEET; THENCE LEAVING SAID ROAD CENTERLINE NORTH 03°17' WEST A DISTANCE OF 660 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 18; THENCE ALONG SAID LINE NORTH 86°43' EAST A DISTANCE OF 502.88 FEET TO THE TRUE POINT OF COMMENCEMENT.

ALSO BEING KNOWN AS PARCEL 4, AS SHOWN ON THE RECORD OF SURVEY FILED OCTOBER 10, 1969 AS DOCUMENT NO. 45990.

EXCEPTING THEREFROM A NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR

ROAD AND UTILITY PURPOSES ON, OVER AND ACROSS THE SOUTHERLY 30 FEET OF THE ABOVE DESCRIBED PARCEL OF LAND.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO DANIEL R. WALSH BY DEED RECORDED MARCH 3, 1975, IN BOOK 375, PAGE 18, AS DOCUMENT NO. 78564, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

PARCEL 2:

A NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR ROAD AND UTILITY PURPOSES OVER ALL THE RIGHTS OF WAY AND EASEMENTS SHOWN ON THE RECORD OF SURVEY FILED OCTOBER 10, 1969 AS DOCUMENT NO. 45990.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 13, 1990, IN BOOK 890, PAGE 1657, AS INSTRUMENT NO. 232163.

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

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.

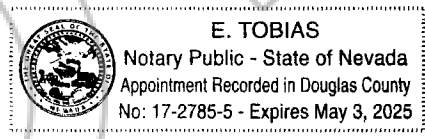
Janis M. Redden, trustee, or successor trustee(s) of the Redden Family Trust dated April 18, 2007

Janis M. Redden
Janis M. Redden, Trustee

STATE OF **NEVADA**)
) : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 2.13.2024 by **Janis M. Redden, trustee.**

E. Tobias
Notary Public
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2670886.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1022-18-001-007
 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 | |
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

3. a) Total Value/Sales Price of Property: \$750,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$750,000.00
 d) Real Property Transfer Tax Due \$2,925.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Redden Family Trust

Print Name: Eric H. France and Kelly L. France

Address: 4259 RIVER Song Lane

Address: 4209 Oterol Ct.

City: SANTA FE

City: Sacramento

State: NM Zip: 87507

State: CA Zip: 95821

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

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2670886 et/ et
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)