

A.P.N.: 1320-30-818-004
File No: 143-2671695 (et)
R.P.T.T.: \$2,145.00

When Recorded Mail To: Mail Tax Statements To:
Carly Smyth
1343 Toler Avenue
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Daniel W. Stratton and Linda C. Stratton, as Trustees of the Stratton Family Trust dated January 30, 2004

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

Carly Smyth, a single woman

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

Lot 3, Block A, as shown on the map of BELARRA SUBDIVISION UNIT NO. 2-B, filed for record in the County Recorder of Douglas County, State of Nevada, on January 11, 1978, as Instrument No. 16600.

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.

Daniel W. Stratton and Linda C. Stratton, as
Trustees of the Stratton Family Trust dated
January 30, 2004,


Daniel W. Stratton
Daniel W. Stratton, Trustee

Linda C. Stratton
Linda C. Stratton, Trustee

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

This instrument was acknowledged before me on March 1, 2024 by
Daniel W. Stratton and Linda C. Stratton, as Trustees.

Marsy Linn Harrell
Notary Public
(My commission expires: 6-10-2026)

 **MARSY LINN HARRELL**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 22-7504-05 - Expires June 10, 2026

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2671695.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-30-818-004
 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 _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$550,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$550,000.00
 d) Real Property Transfer Tax Due \$2,145.00

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: Stratton Family Trust 2004

Print Name: Carly Smyth

Address: Po Box 1258

Address: 1343 Toler Avenue

City: Minden

City: Gardnerville

State: NV Zip: 89423

State: NV Zip: 89410

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

First American Title Insurance

File Number: 143-2671695 et/ et

Print Name: Company

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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