

A.P.N.: 1220-22-210-147  
File No: 143-2671559 (et)  
R.P.T.T.: \$1,813.50

When Recorded Mail To: Mail Tax Statements To:  
Trent Tholen  
1427 Bumblebee Drive  
Gardnerville, NV 89460

***GRANT, BARGAIN and SALE DEED***

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

Danielle A. Michel and Jeffrey D. LaPaille, wife and husband as joint tenants with right of survivorship

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

Trent Tholen, an unmarried man and Amber Lane, an unmarried woman as joint tenants with right of survivorship

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

**Lot 615 of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512.**

*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.

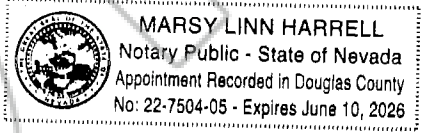
Danielle A. Michel  
Danielle A. Michel

Jeffrey D. LaPaille  
Jeffrey D. LaPaille

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

This instrument was acknowledged before me on March 21, 2024 by **Danielle A. Michel and Jeffrey D. LaPaille.**

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2671559.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-22-210-147
- 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: \$465,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$465,000.00
- d) Real Property Transfer Tax Due \$1,813.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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: *Danielle A. Michel*

Capacity: Grantor

Signature: *Jeffrey D. LaPaille*

Capacity: Grantor

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

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

Print Name: Danielle A. Michel and Jeffrey D.

Trent Tholen and Amber

Print Name: LaPaille

Print Name: Lane

Address: 1267 Esther Way

Address: 1427 Bumblebee Drive

City: Minden

City: Gardnerville

State: NV Zip: 89423

State: NV Zip: 89460

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

First American Title Insurance

Print Name: Company

File Number: 143-2671559 et/ et

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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