

DOUGLAS COUNTY, NV **2024-1006591**
RPTT:\$3038.10 Rec:\$40.00
\$3,078.10 Pgs=4 **04/11/2024 01:44 PM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1022-32-110-050

Order No.: TTR2400211-RT

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

John Edwards and Rebecca Edwards
400 Ember Dr
Sparks, NV 89436

SIGNED IN COUNTERPART

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$3,038.10

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

**Karen Lommori and Barbara Landolt, Successor Co-Trustees of The Joseph G. and
Beverly J. Landolt Trust dated December 23 1983,**

do(es) hereby GRANT, BARGAIN AND SELL to

John Edwards and Rebecca Edwards Husband and Wife, as Joint Tenants

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

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.

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

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

Dated: 4/8/2024

Karen Lommori and Barbara Landolt, Successor Co-Trustees of The Joseph G. and Beverly J. Landolt Trust dated December 23 1983

BY: **SIGNED IN COUNTERPART**

Karen Lommori, Successor Co-Trustee

BY: 

Barbara Landolt, Successor Co-Trustee

State of ~~NEVADA~~ ^{CA} California

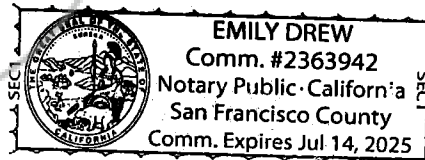
County of ~~DOUGLAS~~ ^{CA} San Francisco

This instrument was acknowledged before me on this 8 day of April, 2024, by

Barbara Landolt


Notary Public

[SEAL]



**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

Dated: 4/9/2024

Karen Lommori and Barbara Landolt, Successor Co-Trustees of The Joseph G. and Beverly J. Landolt Trust dated December 23 1983

BY: Karen Lommori

Karen Lommori, Successor Co-Trustee

BY: **SIGNED IN COUNTERPART**

Barbara Landolt, Successor Co-Trustee

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 9 day of April,
2024, by

Karen Lommori

Notary Public

[SEAL]

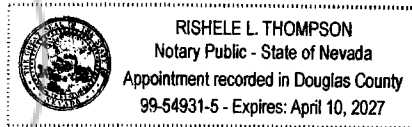


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1022-32-110-050

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

Lots 61 and 62 as shown on the map of TOPAZ SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 10, 1954 in Book 1 of Maps, as File No. 9774.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1022-32-110-050
 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
 Other

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

3. a. Total Value/Sales Price of Property \$ 779,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 779,000.00
 d. Real Property Transfer Tax Due \$ 3,038.10

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section NONE
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00%

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 *[Handwritten Signature]* Capacity: Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Karen Lommori and Barbara Landolt,
 Successor Co-Trustees of The Joseph G.
 and Beverly J. Landolt Trust dated
 December 23 1983

Print Name: John Edwards and Rebecca
 Edwards

Address: 20 Mesa Drive
 City: Wellington
 State: NV Zip: 89444

Address: 400 Ember Dr
 City: Sparks
 State: NV Zip: 89436

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

Print Name: Ticor Title of Nevada, Inc.
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville

Escrow # TTR2400211
 State: NV Zip: 89410