

A.P.N.: 1220-16-810-098
File No: 123-2672062 (VD)
R.P.T.T.: \$2,515.50

When Recorded Mail To: Mail Tax Statements To:
Andrew L. Tracy and Emily Tracy
835 Russell Way
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Bradley D. Newlon, an unmarried man

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

Andrew L. Tracy and Emily Tracy, husband and wife as joint tenants with right of survivorship

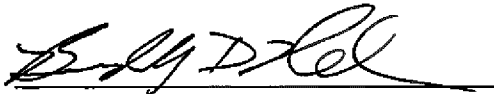
the real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 7, Block H, as shown on the Map of GARDNERVILLE RANCHOS UNIT NO. 4, filed in the Office of the County Recorder of Douglas County Nevada, on April 10, 1967, as Document No. 35914.

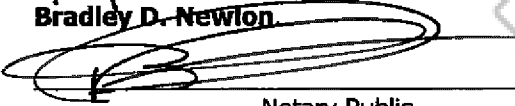
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

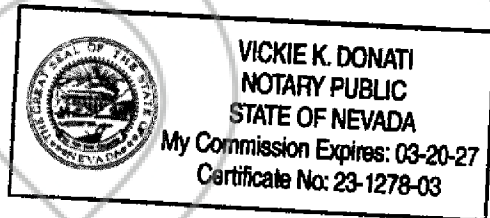
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.


Bradley D. Newlon

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on
April 11, 2024 by
Bradley D. Newlon


Notary Public
(My commission expires: 3/00/27)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
04/09/2024 under Escrow No. 123-2672062

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-16-810-098
 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'/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: \$645,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$645,000.00
 d) Real Property Transfer Tax Due \$2,515.50

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]
 Signature: [Signature]

Capacity: Grantor
 Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bradley D. Newlon
 Address: 8522 Pin Oak Ln.
 City: Zachary
 State: LA Zip: 70791

Print Name: Andrew Lathrop Tracy and Emily Anne Tracy
 Address: 835 Russell Way
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: First American Title Insurance Company File Number: 123-2672062 VD/vg
 Address: 940 Southwood Blvd, Suite 203
 City: Incline Village State: NV Zip: 89451

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