

APN/Parcel ID(s): 1319-30-524-001

Order No.: TTR2400499-RT

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

Garrett Trance and Julissa Trance
4145 River Bluff Run Way
Suwanee, GA 30024

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$2,008.50

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

Regis Tristan Randall, a married man as his sole and seperate property ,

do(es) hereby GRANT, BARGAIN AND SELL to

Garrett Trance and Julissa Trance, 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: 4/2/24

[Signature]
Regis Tristan Randall

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 2 day of April,
2024, by

Regis Tristan Randall

[Signature]
Notary Public

[SEAL]



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1319-30-524-001

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

PARCEL 1:

Unit A as set forth on Condominium Map of Lot 7, amended map of Tahoe Village Unit No. 1, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 12, 1974, as Document No. 76339.

PARCEL 2:

Together with an undivided 1/4th interest in and to those portion designated as common areas of Tahoe Village Condominiums 7, being a Condominium Map of Lot 7, Tahoe Village No. 1, filed for record November 12, 1974, as Document No. 76339, Official Records of Douglas County, State of Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1319-30-524-001
 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 \$ 515,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 515,000.00
 d. Real Property Transfer Tax Due \$ 2,008.50

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 [Signature] Capacity: Grantor Agent
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Regis Tristan Randall
 Address: P. O BOX 5483
 City: Stateline
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Garrett Trance and Julissa Trance
 Address: 4145 River Bluff Run Way
 City: Suwanee
 State: GA Zip: 30024

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow # TTR2400499
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville State: NV Zip: 89410