APN: 1219-02-000-019 and

1219-02-000-021 R.P.T.T.: \$22,620.00 Escrow No.: 24039996-SA When Recorded Return To:

the MSN Trust, Dated December 3, 2014

P.O. Box 620 Genoa, NV 89411

Mail Tax Statements to: the MSN Trust, Dated December 3, 2014 P.O. Box 620 Genoa, NV 89411 DOUGLAS COUNTY, NV
RPTT:\$22620.00 Rec:\$40.00
\$22,660.00 Pgs=3 04/23/2024 11:38 AM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Douglas J. Bradshaw and Nancy Dee Bradshaw, Trustees of The Bradshaw Legacy Trust dated August 24, 1998

do(es) hereby Grant, Bargain, Sell and Convey to

Marianne Thornton, Trustee of the MSN Trust, Dated December 3, 2014

all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all water, water rights, ditch, ditch rights, well and well rights appurtenant to the subject property.

Page 2 of the Grant, Bargain, Sale Deed (signature page). Escrow No.: 24039996-SA
Dated this <u>Iq</u> day of <u>March</u> , 2024.
The Bradshaw Legacy Trust dated August 24, 1998
BY: Jan M. Broklin
Douglas J. Bradshaw Trustee
Trustee BY DOCH DOL DRAW ALL Nancy Dee Bradshaw Trustee
STATE OF NEVADA
COUNTY OF Douglas
This instrument was acknowledged before me on this 19 day of March, 2024, by Douglas J. Bradshaw and Nancy Dee Bradshaw
Notary Public
SHERRY ACKERMANN Notary Public - State of Nevada Appointment Recorded in Douglas County No: 05-96319-5 - Expires April 26, 2025

EXHIBIT "A"

PARCEL 1:

That portion of the South 1/2 of Section 2, Township 12 North, Range 19 East, M.D.B.&M., in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northwesterly corner of Adjusted Parcel 1 of the Record of Survey to Support a Boundary Line Adjustment for Lee W. & Sharon Bergevin Russell Family Trust and Dressler Family Trust, recorded in Book 600 at Page 6236, as Document No. 495047 of the Official Records of said Douglas County, thence Southeasterly along the Southwesterly line of said Adjusted Parcel 1, South 19°05'03" East, 25.02 feet to the True Point of Beginning for this description; thence North 73°30'45" East, 119.23 feet; thence South 89°55'38" East, 1286.05 feet to a point on the Northeasterly line of said Adjusted Parcel 1; thence Southeasterly along said Northeasterly line, South 19°00'55" East, 654.70 feet; thence North 89°55'38" West, 1411.32 feet to a point on the Southwesterly line of said Amended Parcel 1; thence Northwesterly along said Southwesterly line North 19°05'03" West, 619.00 feet to the Point of Beginning.

Said premises further imposed as Adjusted Parcel 1-A as set forth on that certain Record of Survey recorded April 25, 2003, in Book 403 of Official Records, at Page 12074, as Document No. 574619.

NOTE: This legal description was previously recorded in Grant, Bargain, and Sale Deed recorded March 6, 2017 as Document No. 2017-895593, Official Records, Douglas County, Nevada.

Assessor's Parcel Number: 1219-02-000-019

PARCEL 2:

Parcel A:

Parcel 2A-1, as set forth on that certain Parcel Map LDA #03-032 for MOTTSVILLE MEADOWS filed for record in the office of the County Recorder of Douglas County, Nevada on June 15, 2004 in Book 604, at Page 7430, as Document No. 616151.

Parcel B:

An exclusive easement for ingress, egress and public utility and ditch maintenance over and across the Easterly 60 feet of Adjusted Parcel 1-A as shown on that certain Record of Survey recorded April 25, 2003, in Book 403 of Official Records, at Page 12074, as Document No. 574619.

Assessor's Parcel Number: 1219-02-000-021

1. Assesso a) <u>1219-02</u>	ION OF VALU or Parcel Numb 2-000-019 2-000-021					
2. Type of	Property:		FOR RECO	ORDER'S OPTIONA	L USE ONLY	
a) 🗵 Vad	ant Land	b) 🗵 Sgl. Fam. Residen	ce			
c) 🗆 Con	do/Twnhse	d) 🛘 2-4 Plex	Document/	Instrument No.:		
e) \square Apt.	Bldg.	f) Comm'l/Ind'l	Book	Page		
g) \square Agri	cultural I	h) 🔲 Mobile Home	Date of Red	cording:		
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		ption, per NRS 375.090, Sec	suon:	-//		
-	ain Reason for	Exemption:	76.			
The undersig	ned declares a	ntage Being Transferred: <u>10</u> and acknowledges, under p	enalty of perjury,	pursuant to NRS 3	75.060 and NRS	
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AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED