

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 **2024-1006964**
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.

Dated this 19 day of March, 2024.

The Bradshaw Legacy Trust dated August 24, 1998

BY: *Douglas J. Bradshaw*
Douglas J. Bradshaw
Trustee

BY: *Nancy Dee Bradshaw*
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

Sherry Ackermann
Notary Public

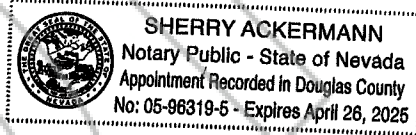


EXHIBIT "A"

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 Northwestern 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

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1219-02-000-019
 b) 1219-02-000-021
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$5,800,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$5,800,000.00
 d. Real Property Transfer Tax Due: \$22,620.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 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 the 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: *DA* Capacity: _____ Grantor *ESLTON*
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Douglas J. Bradshaw and Nancy Dee Bradshaw, Trustees of The Bradshaw Legacy Trust dated August 24, 1998
 Address: P.O. Box 7103
 City: Rancho Santa Fe
 State: CA Zip: 92067

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Marianne Thornton, Trustee of the MSN Trust, Dated December 3, 2014
 Address: P.O. Box 620
 City: Genoa
 State: Nevada Zip: 89411

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039996-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED