

APN/Parcel ID(s): 1420-30-001-011

Order No.: TTR2400244-RT

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

Timothy Alan McNutt and Patricia Marie
McNutt
110 Normans St
Golden, CO 80403

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$6,727.50

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

**Wade N. Sears and Suzanne E. Sears, Husband and Wife as Joint Tenants with
Right of Survivorship,**

do(es) hereby GRANT, BARGAIN AND SELL to

**Timothy Alan McNutt and Patricia Marie McNutt, 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: 04/15/2024

W. Sears

Wade N. Sears

[Signature]

Suzanne E. Sears

State of NEVADA

County of ~~DOUGLAS~~ Clark

This instrument was acknowledged before me on this 15 day of April,
2024, by

Wade N. Sears and Suzanne E. Sears

[Signature]
Notary Public

[SEAL]

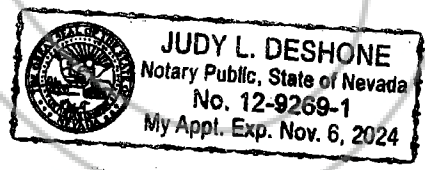


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1420-30-001-011

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

Parcel 3A-1 as shown on Parcel Map (DP 18-0294) for M & M Trust 2015, filed for record in the office of the Douglas County Recorder, State of Nevada, on May 18, 2020, as Document No. 2020-946234, Official Records.

