DOUGLAS COUNTY, NV

RPTT:\$6727.50 Rec:\$40.00

\$6,767.50 Pgs=3

2024-1007041

04/24/2024 03:14 PM

TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

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: U4/15/2024

Wade N. Sears

Suzanne E. Sears

State of NEVADA

County of BOUGLAS-Clark

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

Wade N. Sears and Suzanne. E. Sears

Notary Public

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[SEAL]

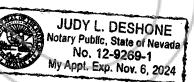


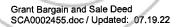
EXHIBIT "A"

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.



NV-CT-FARE-01313.421007-TTR2400244

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor's Parcel Number(s)	
a. 1420-30-001-011	\ \
b	\ \
C	\ \
d	\ \
a. Vacant Land b. Single Fam. Res.	DOD DEGODDEDG OFFICENCY VOD OVYV
c. \square Condo/Twnhse d. \square 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
	BookPage: Date of Recording:
e. \square Apt. Bldg f. \square Comm'l/Ind'l g. \square Agricultural h. \square Mobile Home	Notes:
Other	
	0.1.705.000.00
3. a. Total Value/Sales Price of Property	\$ <u>1,725,000.00</u>
b. Deed in Lieu of Foreclosure Only (value of prop	
c. Transfer Tax Value:	\$ 1,725,000.00
d. Real Property Transfer Tax Due	\$ 6,727.50
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090, Secti	on NONE
b. Explain Reason for Exemption:	\ \ \ / /
5. Partial Interest: Percentage being transferred: 100	00%
The undersigned declares and acknowledges, under pena	
and NRS 375.110, that the information provided is corre	
and can be supported by documentation if called upon to	
Furthermore, the parties agree that disallowance of any	
additional tax due, may result in a penalty of 10% of the	
to NRS 375.030, the Buyer and Seller shall be jointly an	d severally habite for any additional amount owed.
Signature Sur Scale	Capacity: Granton MCO+
0.5	
Signature	Capacity: Grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
71.37 W 137.0 10 7.0	The distance of Decision
Print Name: Wade N. Sears and Suzanne E. Sears	Print Name: Timothy Alan McNutt and Patricia Marie McNutt
Address: 7 Awbrey Ct	Address: 110 Normans St
City: Henderson	City: Golden
State: NV Zip: 89052	State: CO Zip: 80403
COMPANY/PERSON REQUESTING RECORDING	
Print Name: Ticor Title of Nevada, Inc.	Escrow # TTR2400244
Address: 1483 US Hwy 395 N, Suite B	2000 (1 (1 × 2222 1002 11
City: Gardnerville	State: NV Zip: 89410
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