

APN: 1219-15-002-065
R.P.T.T.: \$5,343.00
Escrow No.: 24040228-SA
When Recorded Return To:
The Bradley Beard 2015 Revocable Trust
378 Jones Lane
Gardnerville, NV 89460

Mail Tax Statements to:
The Bradley Beard 2015 Revocable Trust
378 Jones Lane
Gardnerville, NV 89460

DOUGLAS COUNTY, NV
RPTT:\$5343.00 Rec:\$40.00
\$5,383.00 Pgs=4
2024-1007225
04/30/2024 09:10 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,

Jeffrey N. Fine and Constance M. Keating, Trustees of The Fine Keating Family 2019 Trust, dated May 29, 2019

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

Bradley Dana Beard, Trustee of The Bradley Beard 2015 Revocable Trust

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.

Dated this 18 day of April, 2024.

The Fine Keating Family 2019 Trust, dated May 29, 2019

BY: Jeffrey N. Fine
Jeffrey N. Fine
Trustee

BY: Constance M. Keating
Constance M. Keating
Trustee

STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20__, by Jeffrey N. Fine, as Trustee and Constance M. Keating, as Trustee of The Fine Keating Family 2019 Trust, dated May 29, 2019.

Notary Public

**SEE ATTACHED
NOTARIAL
CERTIFICATE**

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of RIVERSIDE)

On APRIL 18, 2024 before me, SHARON ATWELL, NOTARY PUBLIC,
(insert name and title of the officer)

personally appeared JEFFREY N. FINE AND CONSTANCE M. KEATING
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Sharon Atwell

(Seal)



EXHIBIT "A"

Parcel 4-A of Parcel Map #1 LDA 04-082, for Mike Hickey Construction Inc., filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on September 20, 2006 in Book 0906, Page 6316, as Document No. 684783, of Official Records.

Assessors Parcel No.: 1219-15-002-065

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1219-15-002-065
 b) _____
 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: \$1,370,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,370,000.00
 d. Real Property Transfer Tax Due: \$5,343.00

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: *Cynthia Haggard* Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Jeffrey N. Fine and Constance M. Keating, Trustees of The Fine Keating
 Print Name: Family 2019 Trust, dated May 29, 2019
 Address: 1193 E LA Jolla Rd
 City: Palm Springs
 State: CA Zip: 92264

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Bradley Dana Beard, Trustee of The
 Print Name: Bradley Beard 2015 Revocable Trust
 Address: 378 Jones Lane
 City: Gardnerville
 State: Nevada Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: First Centennial Title Company of Nevada Esc. #: 24040228-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED