

APN/Parcel ID(s): 1320-32-813-008

Order No.: TTR2400807-RT

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

Kenneth J. Hansen, Trustee of the Kenneth
J. Hansen Trust
1331 Cal Court
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$1,862.25

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

**Dustin M Kirchner and Tiffany L Kirchner, Husband and Wife as Joint Tenants with
right of survivorship,**

do(es) hereby GRANT, BARGAIN AND SELL to

Kenneth J. Hansen, Trustee of the Kenneth J. Hansen Trust

the real property situated in the County of Douglas, State of Nevada, described as follows:

For APN/Parcel ID(s): 1320-32-813-008

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

Lot 3 in Block B in the HAWKINS ADDITION TO THE TOWN OF GARDNERVILLE,
as per the
Official Map or Plat thereof, on record in the office of the County Recorder of Douglas
County,
Nevada on May 16, 1915, as Document No. 3000.

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.

DRAFT

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED

Dated: 05-07-24

[Signature]

Dustin M Kirchner

[Signature]

Tiffany L Kirchner

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 7 day of May,
2024 by

Dustin M Kirchner & Tiffany L Kirchner

[Signature]
Notary Public

[SEAL]



Rishelle L. Thompson
Notary Public- State of Nevada
Appointment Recorded in Douglas County
99-54931-5 - Expires: April 10, 2027

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
a. 1320-32-813-008
b. _____
c. _____
d. _____

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

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 477,500.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 477,500.00
d. Real Property Transfer Tax Due \$ 1,862.25

4. **If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 375.090, Section NONE
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 that 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 [Signature] Capacity: Grantor Agent
Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Dustin M Kirchner and Tiffany L Kirchner
Address: 1447 Cardiff Dr
City: Gardnerville
State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Kenneth J. Hansen, Trustee of the Kenneth J. Hansen Trust
Address: 1331 Cal Court
City: Gardnerville
State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
Print Name: Ticor Title of Nevada, Inc. Escrow # TTR2400807
Address: 1483 US Hwy 395 N, Suite B
City: Gardnerville State: NV Zip: 89410