

A.P.N.: 1220-21-710-143
File No: 143-2673885 (et)
R.P.T.T.: \$1,872.00

When Recorded Mail To: Mail Tax Statements To:
Brandon Duemling-Monteith
1371 Leonard Road
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Jeanne Thomas, Sole Trustee of The Thomas Family Trust, dated February 27, 2017

do(es) hereby *GRANT, BARGAIN and SELL* to

Brandon Duemling-Monteith, a single man

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

Lot 467, of GARDNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed in the office of the Recorder of Douglas County, State of Nevada on March 27, 1974, in Book 374, Page 876, Document No. 72456, Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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.

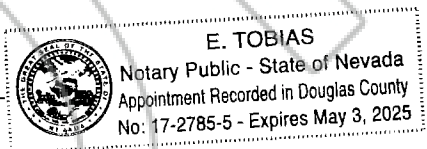
Jeanne Thomas, Sole Trustee of The Thomas Family Trust, dated February 27, 2017

Jeanne Thomas
Jeanne Thomas, Trustee

STATE OF **NEVADA**)
)
) **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on May 31, 2024 by **Jeanne Thomas, Trustee** .

E. Tobias
Notary Public
(My commission expires: 5.3.25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2673885.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-21-710-143
 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
 i) Other _____

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

3. a) Total Value/Sales Price of Property: \$480,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$480,000.00
 d) Real Property Transfer Tax Due \$1,872.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: Agent

Signature: _____

Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: The Thomas Family Trust

Print Name: Brandon Duemling-Monteith

Address: PO BOX 6925

Address: 1371 Leonard Road

City: Gardnerville

City: Gardnerville

State: NV Zip: 89460

State: NV Zip: 89460

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

First American Title Insurance

File Number: 143-2673885 et/ et

Print Name: Company

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)