

A.P.N.: 1320-29-110-034
File No: 143-2673960 (et)
R.P.T.T.: \$2,609.10

When Recorded Mail To: Mail Tax Statements To:
Jeanne Thomas
PO BOX 6925
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Jacquelyn A. Redditt, Trustee of the J.R. Trust dated August 23, 2013

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

Jeanne Thomas, an unmarried woman

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

Lot 447, in Block E, as shown on the Final Map # 1008-8 for WINHAVEN, UNIT NO. 8, a Planned Unit Development, filed in the Office of the County Recorder of Douglas County, State of Nevada, on September 11, 1997, in Book 997 of Official Records at Page 2125, as Document No. 421412.

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.

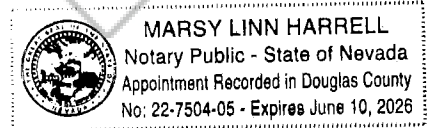
Jacquelyn A. Redditt, Trustee of the J.R. Trust
dated August 23, 2013

Jacquelyn A. Redditt
Jacquelyn A. Redditt, Trustee

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

This instrument was acknowledged before me on May 5, 2024 by
Jacquelyn A. Redditt, Trustee.

Marsy Linn Harrell
Notary Public
(My commission expires: 6-10-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2673960.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-29-110-034
- 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: \$669,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$669,000.00
- d) Real Property Transfer Tax Due \$2,609.10

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: 100 %

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: Marquelyn A. Bedditt
Signature: _____

Capacity: Grantor
Capacity: _____

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

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

Print Name: J.R. Trust
Address: P.O. Box 1709
City: Gardnerville
State: NV Zip: 89410

Print Name: Jeanne Thomas
Address: PO BOX 6925
City: Gardnerville
State: NV Zip: 89460

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

First American Title Insurance
Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2673960 et/ et
State: NV Zip: 89423

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