

APN/Parcel ID(s): 1022-15-001-061

Order No.: TTR2401542-RT

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

Thomas Vick
3640 Sandstone Dr
Wellington, NV 89444

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$682.50

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

**Daniel A. Ward III and Lori Ward, Trustees of the Ward Family Trust dated October
25 2005,**

do(es) hereby GRANT, BARGAIN AND SELL to

Thomas Vick, A Single Man

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: 10.25.24

Daniel A. Ward III and Lori Ward, Trustees of the Ward Family Trust dated October 25
2005

BY: D A Ward

Daniel A. Ward III, Trustee

BY: Lori Ward

Lori Ward, Trustee

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 25 day of June,
2024, by

Daniel A. Ward III & Lori Ward

Shawna Kennedy
Notary Public

[SEAL]



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1022-15-001-061

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

Lot 31 in Block G, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1022-15-001-061
 b. _____
 c. J
 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 \$ 175,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 175,000.00
 d. Real Property Transfer Tax Due \$ 682.50

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 *Daniel A. Ward III* Capacity: Grantor Agent
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Daniel A. Ward III and Lori Ward,
 Trustees of the Ward Family Trust dated
 October 25 2005
 Address: 2962 Candy Lane
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Thomas Vick
 Address: 3640 Sandstone Dr
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow # TTR2401542
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville State: NV Zip: 89410