

DOUGLAS COUNTY, NV **2024-1009624**
RPTT:\$2262.00 Rec:\$40.00
\$2,302.00 Pgs=3 **07/01/2024 02:30 PM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1320-29-213-034

Order No.: TTR2400861-RT

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Matthew Desmond Delgado and Dana Kerby
1739 Bougainvillea Drive
Minden, NV 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$2,262.00

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

Rita C. Tracy, Successor Trustee of the D.P. Gardia Living Trust dated January 18, 2018,

do(es) hereby GRANT, BARGAIN AND SELL to

Matthew Desmond Delgado a single man and Dana Kerby, a single woman as joint tenants

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: 6-26-24

Rita C. Tracy, Successor Trustee of the D.P. Gardia Living Trust dated January 18, 2018

BY: [Signature]

Rita C. Tracy, Successor Trustee

State of ~~NEVADA~~ CO

County of ~~DOUGLAS~~ Jefferson

This instrument was acknowledged before me on this 26 day of June,
2024, by

Rita C. Tracy

[Signature]
Notary Public

[SEAL]

NADIM KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1320-29-213-034

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

Lot 37 in Block H, as shown on the Official Plat of WINHAVEN, UNIT NO. 2, PHASE A, a Planned Unit Development filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 14, 1990, in Book 990 at Page 1934, as Document No. 234654, Official Records.



