DOUGLAS COUNTY, NV

RPTT:\$2262.00 Rec:\$40.00

2024-1009624

\$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: MRCP
Rita C. Tracy, Successor Trustee
State of NEVADA CO County of DOUGLAS JCHURSON
This instrument was acknowledged before me on this 26 day of 500, by
Rita C. Thacy
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.



STATE OF NEVADA DECLARATION OF VALUE

	Assessor's Parcel Number(s)		[]	
a.	1320-29-213-034		\ \	
ъ.			\ \	
c.			\ \	
d.			\ \	
2.	Type of Property:			
;	a. 🔲 Vacant Land b. 🖾 Single Fam. Res.	FOR RECORDERS OPTION	VAL USE ONLY	
ı	c. 🗌 Condo/Twnhse d. 🔲 2-4 Plex	Book	Page:	
ı	e. 🛘 Apt. Bldg f. 🗖 Comm'l/Ind'l	Date of Recording:		
i	g. Agricultural h. Mobile Home	Notes:		
	Other			
3.	a. Total Value/Sales Price of Property	\$ 580,000.00		
•	b. Deed in Lieu of Foreclosure Only (value of property))_	
4	c. Transfer Tax Value:	\$ 580,000.00		
	E E	\$ 2,262.00		
	If Exemption Claimed:	7 /		
		NONE		
	b. Explain Reason for Exemption:	$\overline{}$		
	D			
	Partial Interest: Percentage being transferred: 100.00%		5 060	
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,				
	can be supported by documentation if called upon to sub			
	hermore, the parties agree that disallowance of any claim			
	tional tax due, may result in a penalty of 10% of the tax			
to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.				
G:	Quis across	Capacity: Capacity	2 A >-	
Sign	lature Dence	Capacity: Grantol 43. Je	<u> </u>	
Sign	nature	Capacity: Grantee		
/ T		/ /		
SEL	LER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFO		
	(REQUIRED)	(REQUIR	ED)	
Prin	t Name: Rita C. Tracy, Successor Trustee of the	Print Name: Matthew Desn	nond Delgado and	
D.P. Gardia Living Trust dated January Dana Kerby				
	18, 2018			
Add	ress: 15716 W. Girard Ave	Address: 1739 Bougainvillea	Drive	
City	: Morrison	City: Minden		
State	e: CO Zip: 80465	State: NV	Zip: 89423-5107	
CON	MPANY/PERSON REQUESTING RECORDING (R	equired if not seller or buyer))	
h	t Name: Ticor Title of Nevada, Inc.	Escrow # TTR2400861	-	
-	ress: 1483 US Hwy 395 N, Suite B			
City		State: NV	Zip: 89410	
				