

DOUGLAS COUNTY, NV **2024-1011524**
RPTT:\$1072.50 Rec:\$40.00
\$1,112.50 Pgs=3 **08/27/2024 03:14 PM**
TICOR TITLE - RENO (MAIN)
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s). 1023-00-001-023

Order No.: TTR2402247-AM

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Michael James Durand and Jaimee Michele Durand, Trustees of The Durand Family Trust, Dated December 20, 2016
2603 Mountain Clover Rd
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T **\$1,072.50**

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

Kristopher Garcia, a single man,

do(es) hereby GRANT, BARGAIN AND SELL to

Michael James Durand and Jaimee Michele Durand, Trustees of The Durand Family Trust, Dated December 20, 2016

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 8/27/2024

Kristopher Garcia

Kristopher Garcia

State of NEVADA

County of ~~DOUGLAS~~ Washoe AM

This instrument was acknowledged before me on this 27 day of August, 2024, by

KRISTOPHER GARCIA

Amy McGillivray
Notary Public
[SEAL]



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1023-00-001-023

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

Parcel 6 as shown on Map of Division of Land into Large Parcels (LDA-04-001) for Gregory Family Trust dated March 1, 1990, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 18, 2004, in Book 604, Page 9079, as File No. 616422, of Official Records

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1023-00-001-023
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 275,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 275,000.00
 d. Real Property Transfer Tax Due \$ 1,072.50

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 *K Garcia* Capacity AGENT

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name. Kristopher Garcia
 Address 210 Rhodes Road
 City: Reno
 State NV Zip. 89521

Print Name Michael James Durand and Jamee Michele Durand, Trustees
 Address: 2603 Mountain Clover Rd
 City. Gardnerville
 State: NV Zip. 89410

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

Print Name: Ticor Title of Nevada, Inc
 Address. 5441 Kietzke Lane, Suite 100
 City. Reno

Escrow # TTR2402247
 State: NV Zip 89511