

DOUGLAS COUNTY, NV **2024-1011710**
RPTT:\$4972.50 Rec:\$40.00
\$5,012.50 Pgs=3 **08/30/2024 04:02 PM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1319-19-810-004

Order No.: TTR2402144-RT

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

Thomas Legare Waldron
1010 Settlers Pass
Athens, GA 30606

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$4,972.50

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

David H Isenberg and Evie M Viera, Husband and Wife as Joint Tenants,

do(es) hereby GRANT, BARGAIN AND SELL to

Thomas Legare Waldron, a married man as his Sole and Separate Property

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: AUGUST 23, 2024

[Signature]

David H Isenberg

[Signature]

Evie M Viera

State of ~~NEVADA~~ ^{CA} CALIFORNIA

County of ~~DOUGLAS~~ ^{CA} CONTRA COSTA

This instrument was acknowledged before me on this 23RD day of AUGUST,
2024, by

DAVID H. ISENBURG AND EVIE M. VIERA

[Signature]

Notary Public

[SEAL]

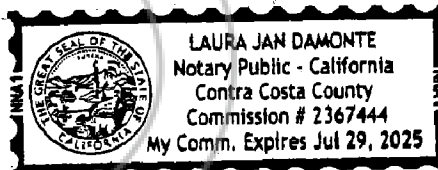
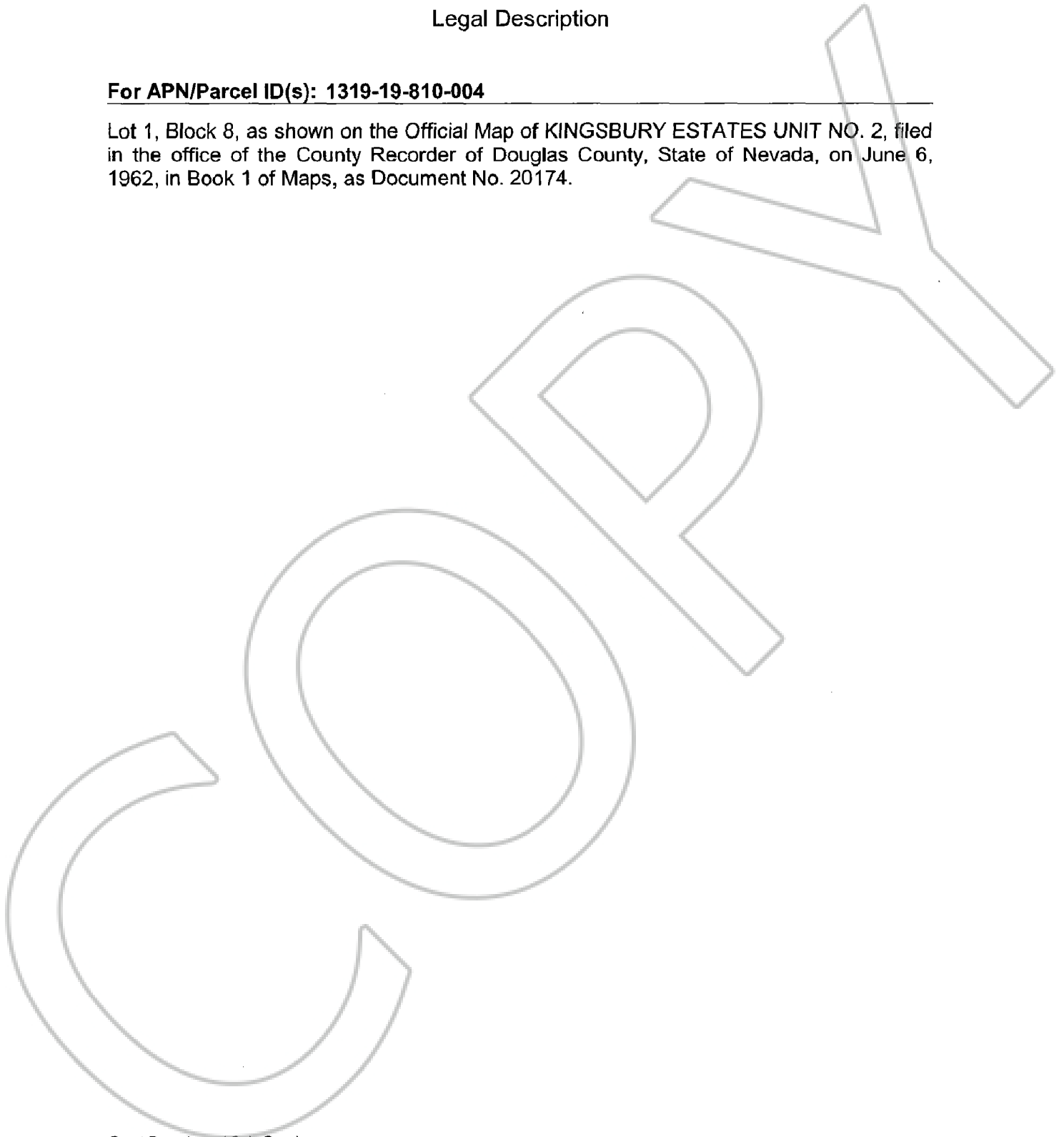


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1319-19-810-004

Lot 1, Block 8, as shown on the Official Map of KINGSBURY ESTATES UNIT NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 6, 1962, in Book 1 of Maps, as Document No. 20174.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1319-19-810-004
 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 \$ 1,275,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,275,000.00
 d. Real Property Transfer Tax Due \$ 4,972.50

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 *David H Isenberg* Capacity: Grantor Agent
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: David H Isenberg and Evie M Viera
 Address: 3165 Lucas Dr
 City: Lafayette
 State: CA Zip: 94549

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Thomas Legare Waldron
 Address: 1010 Settlers Pass
 City: Athens
 State: GA Zip: 30606

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow # TTR2402144
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville State: NV Zip: 89410