

APN: 1319-19-810-004

Escrow 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, SALE DEED**

R.P.T.T Exemption #5

THIS INDENTURE WITNESSETH: That

**Sandra L. Waldron, spouse of the grantee herein**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

**Thomas Legare Waldron a married man as his sole and separate property**

all that 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.

**GRANTOR HEREIN EXECUTES THIS INSTRUMENT FOR THE SOLE PURPOSE OF RELINQUISHING ANY AND ALL CLAIM OR CLAIMS OF COMMUNITY PROPERTY INTEREST HE/SHE HAS OR MAY HAVE IN AND TO THE WITHIN DESCRIBED REAL PROPERTY.**

Subject to:

1. Taxes for the fiscal year,
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR  
GRANT BARGAIN SALE DEED**

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s)  
set forth below.

Dated: 8/30/2024

Sandra L. Waldron  
Sandra L. Waldron

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 30 day of AUGUST,  
2024, by

Sandra L. Waldron

Elizabeth Del Real

Notary Public  
My Commission Expires:

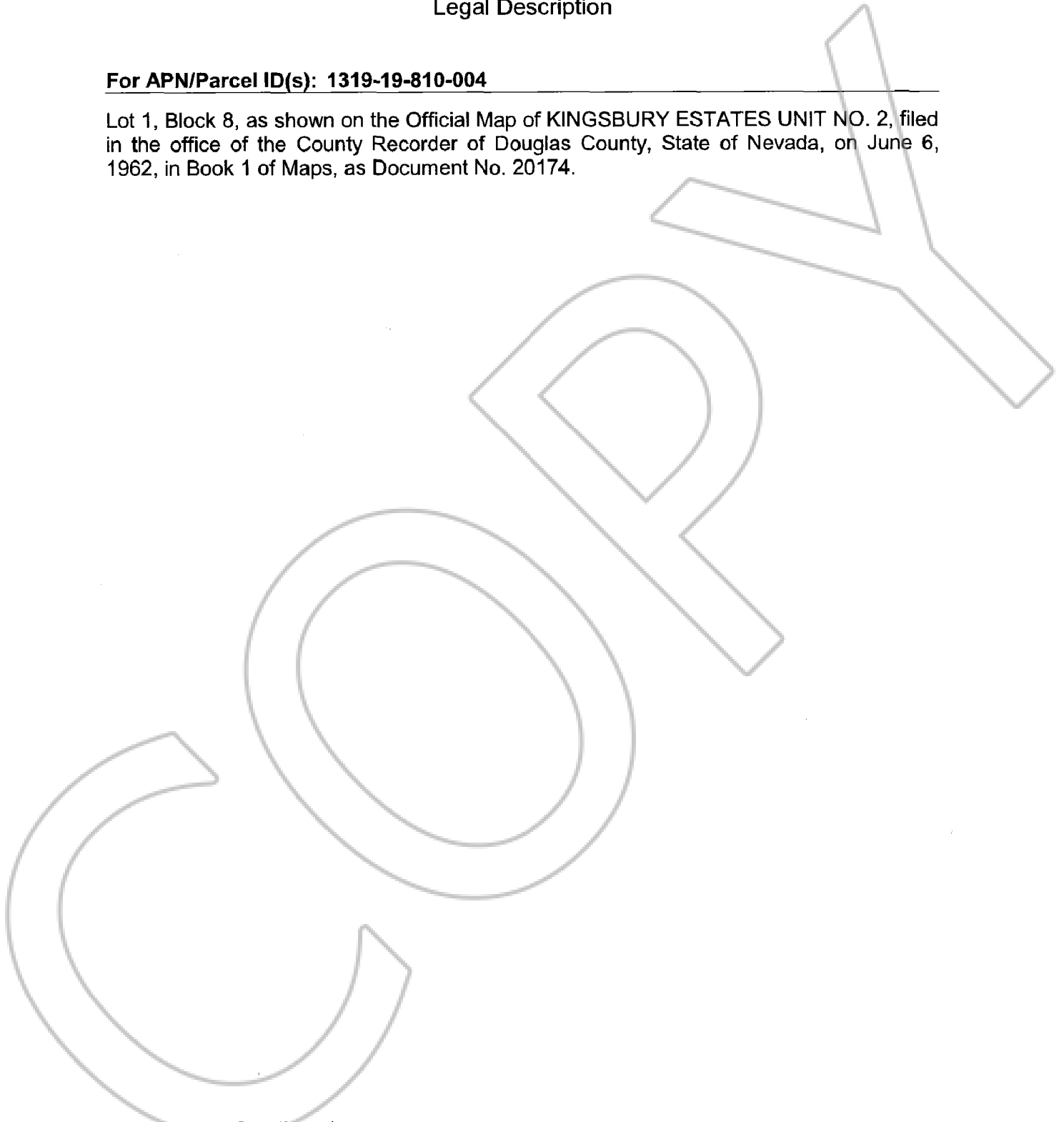
[SEAL]



**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      \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 0.00  
 d. Real Property Transfer Tax Due      \$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Spouse granting off without consideration

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 Suz Deane      Capacity: Grantor Agent

Signature \_\_\_\_\_      Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Sandra L. Waldron  
 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.  
 Address: 1483 US Hwy 395 N, Suite B  
 City: Gardnerville

Escrow # TTR2402144  
 State: NV      Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED