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08/14/2013 12:00 PM

OFFICIAL RECORDS

Requested By
CHRISTINA KEEGAN

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00

BK: 0813 Pg: 3993 RPTT # 9



Deputy: ar

The undersigned hereby affirms that there is no Social Security number contained in this document.

APN: 1320-33-712-003 & INACTIVE APN: 0000-25-760-550

RECORDING REQUESTED BY:

James J. Keegan and Christina J. Keegan

RETURN RECORDED DEED TO:

✓ 1008 Georgia Lane
Gardnerville, Nevada 89460

GRANTEE/MAIL TAX STATEMENTS TO:

James Keegan, Co-Trustee
Christina Keegan, Co-Trustee
1008 Georgia Lane
Gardnerville, Nevada 89460

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on July 26, 2013, by and between JAMES KEEGAN and CHRISTINA KEEGAN, grantors, and the "KEEGAN FAMILY L.L.C." with JAMES JOSEPH KEEGAN and CHRISTINA JACOMINA KEEGAN, as Managing Members, 1008 Georgia Lane, Gardnerville, Nevada 89460, grantee,

WITNESSETH:

That the grantors, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to them in hand paid by the grantees, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantees, and to their successors and assigns, all that certain lot, piece, or parcel of land situated in the County of Douglas, State of Nevada, and more particularly described as follows:

(See, Exhibit "A" attached hereto and incorporated herein by this reference.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

James Keegan

JAMES KEEGAN

Christina Keegan

CHRISTINA KEEGAN

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On July 26, 2013, personally appeared before me, a notary public JAMES KEEGAN and CHRISTINA KEEGAN, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.

Deidre A Chaney

NOTARY PUBLIC

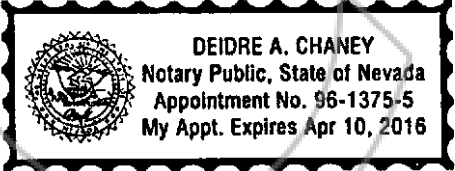


EXHIBIT "A"

All that certain parcel of real property situated in Douglas County, State of Nevada, more particularly described as follows:

Being Assessor's Parcel Number 1320-33-712-003.

LOT 36, BLOCK C, AS SET FORTH ON FINAL SUBDIVISION MAP FSM-1006-2 FOR CHICHESTER ESTATES PHASE 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 9, 1996, IN BOOK 1296 AT PAGE 1286, AS DOCUMENT NO. 402540, BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 22, 2000, BOOK 1100, PAGE 4362, AS DOCUMENT NO. 503768, AND BY CERTIFICATE OF AMENDMENT RECORDED JULY 17, 2001, BOOK 0701, PAGE 3929, AS DOCUMENT NO. 518479.