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1220-28-510-061  
RECORDING REQUESTED BY AND  
MAIL TO:

Doc Number: **0838825**

02/27/2014 03:25 PM

OFFICIAL RECORDS

Requested By  
ROWE & HALES LLP

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 Of 3 Fee: \$ 16.00

BK: 0214 Pg: 4511 RPTT # 10



Deputy: pk

✓  
KATCIE I. ROY  
608 Bluerock Road  
Gardnerville, NV 89410

Pursuant to NRS 239B.030(4), I affirm that  
the instrument contained below (or attached hereto)  
does not contain the social security number of any  
person

GRANT, BARGAIN, SALE DEED

THIS INDENTURE made the 4 day of February, Two  
Thousand Fourteen (2014), for good and valuable consideration, the  
receipt of which is hereby acknowledged, Grantor, KATCIE I. ROY  
(hereinafter GRANTOR) hereby grants, bargains and sells to JESSICA  
LISA ANNE ROY, as her sole and separate property (hereinafter  
GRANTEE), effective on my death, the following described property  
located in State of Nevada, County of Douglas, Assessor's Parcel  
No. 1220-28-510-061, commonly known as 608 Bluerock Road,  
Gardnerville, Nevada. Such conveyance to GRANTEE is more  
particularly described, previously recorded 6 October 1993, in the  
official records of Douglas County, Nevada, as Document No. 319520,  
Book 1093, Page 828, as follows:

All that certain lot, piece or parcel of land  
situate, lying and being within the Northeast  
1/4 of Section 28, Township 12 North, Range 20  
East, M.D.B.&M., Douglas County, Nevada and  
more particularly described as follows:

Lot 133, as shown on the official map of

GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in Book 374, at Page 676, as Document No. 72456, Official Records of Douglas County, Nevada.

EXCEPTING THEREFROM all that portion of said lot described as follows:

Commencing at the Easterly property corner common to aforesaid Lots 133 and 134 which point is the TRUE POINT OF BEGINNING; thence along the property line common to said lots as shown on the aforesaid map South 73°44'22" West a distance of 153.84 feet to the Westerly property corner common to said lots; thence along the Westerly line of said Lot 133 North 09°24'16" West a distance of 14.00 feet; thence leaving said line North 78°57'12" East a distance of 152.80 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH all that portion of Lot 132, as shown on the aforesaid map described as follows:

Commencing at the Easterly property corner common to Lots 132 and 133 which point is the TRUE POINT OF BEGINNING; thence along the property line common to said lots as shown on the aforesaid map South 67°12'00" West a distance of 137.23 feet to the Westerly property corner common to said lots; thence along the Westerly line of said Lot 132 North 09°24'16" West a distance of 14.00 feet; thence leaving said line North 73°00'14" East a distance of 134.67 feet to the TRUE POINT OF BEGINNING.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

GRANTEE shall take title to the property on GRANTOR's death. GRANTEE's rights to the property are subject to GRANTOR's

continual use of and residency in the property.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO NRS 111.655 to NRS 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAIL TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR IN THE SAME REAL PROPERTY.

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

Witness my hand this 4 day of February, 2014.

GRANTOR:

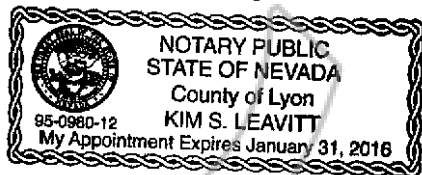
Katcie I. Roy  
KATCIE I. ROY

A C K N O W L E D G E M E N T

STATE OF NEVADA )  
                          ) ss.  
COUNTY OF DOUGLAS )

On February 4, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARGARETTE JOYCE KAPPE known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.



[Signature]  
NOTARY PUBLIC