

A.P.N.: 1220-24-501-051  
File No: 121-2475782 (LS)  
R.P.T.T.: \$1,209.00

When Recorded Mail To: Mail Tax Statements To:  
Kelly McCarthy  
1988 Sorrel Lane  
Gardnerville, NV 89410

***GRANT, BARGAIN and SALE DEED***

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

Ignatius C Calabrese, Successor Trustee of The Bartone Family 1995 Trust, dated September 14, 1995,

do(es) hereby *GRANT, BARGAIN and SELL* to

Kelly McCarthy, a single woman

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

**PARCEL NO. 1**

**A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., AND FURTHER BEING A PORTION OF LOT 9, AS SHOWN ON THE AMENDED PLAT OF RUHENSTROTH RANCHOS SUBDIVISION, FILED OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 11, 1976, AS DOCUMENT NO. 88873, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL D, AS SET FORTH ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON AUGUST 29, 1977, AS DOCUMENT NO. 12399 OF OFFICIAL RECORDS.**

**PARCEL NO. 2**

**TOGETHER WITH A ROAD UTILITY EASEMENT OVER AND ACROSS THE SOUTHERLY 25 FEET OF LOT 9, IN THE HEREIN-ABOVE MENTIONED SUBDIVISION, AS SET FORTH ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON AUGUST 29, 1977, AS DOCUMENT NO. 12399 OF OFFICIAL RECORDS.**

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 reversions, remainders, rents, issues or profits thereof.

Date: 11/17/2014

COPY

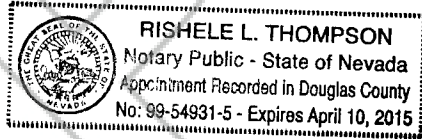
The Bartone Family 1995 Trust, dated  
September 14, 1995, and any amendments  
thereto

*Ignatius Calabrese*  
Ignatius C. Calabrese, Successor Trustee

STATE OF **NEVADA** )  
 ) : **ss.**  
COUNTY OF **WASHOE** )

This instrument was acknowledged before me on 12/15/14 by  
Ignatius C. Calabrese

*Rishele L. Thompson*  
Notary Public  
(My commission expires: 4/10/15)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**November 17, 2014** under Escrow No. **121-2475782**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-24-501-051
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

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

- 3. a) Total Value/Sales Price of Property: \$310,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$310,000.00
- d) Real Property Transfer Tax Due \$1,209.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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: Ignatius C. Childers TTE Capacity: GRANTOR  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Ignatius C. Childers SUCR  
 Address: 1007 Sage Brush Ct  
 City: Gardnerville  
 State: NV Zip: 89460

(REQUIRED)  
 Print Name: Kelly McCarthy  
 Address: 1988 Sorrel Lane  
 City: Gardnerville  
 State: NV Zip: 89410

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

First American Title Insurance  
 Print Name: Company File Number: 121-2475782 LS/LS  
 Address 5310 Kietzke Lane, Suite 100  
 City: Reno State: NV Zip: 89511-2043

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)