

DOUGLAS COUNTY, NV

2015-856413

RPTT:\$0.00 Rec:\$18.00

\$18.00 Pgs=5

02/03/2015 03:14 PM

FIRST AMERICAN TITLE RENO

KAREN ELLISON, RECORDER

E03

RECORDING REQUESTED BY:

First American Title
5310 Kietzke Ln, #100
Reno, NV 89511

WHEN RECORDED RETURN TO:

Billy and Kelly King
2336 S Parallel Ave
Ripon, CA 95633

APN: 1220-10-811-004

ORDER # 121-2476196(LS)

Grant, Bargain and Sale Deed

Title of Document

This document being re-recorded to add the Exhibit "A" omitted in error, original Grant, Bargain and Sale Deed recorded February 3,, 2015, Document# 2015-856396

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or printed.

DOUGLAS COUNTY, NV **2015-856396**
RPTT:\$1033.50 Rec:\$15.00
\$1,048.50 Pgs=2 02/03/2015 11:56 AM
FIRST AMERICAN TITLE RENO
KAREN ELLISON, RECORDER

A.P.N.: 1220-10-811-004
File No: 121-2476196 (LS)
R.P.T.T.: \$1,033.50

When Recorded Mail To: Mail Tax Statements To:
Billy J King and Kelly M King
233 S Parallel Ave
Ripon, CA 95366

GRANT, BARGAIN and SALE DEED

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

Bryan R. Kennedy and Kathleen Kennedy, husband and wife

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

Billy J King and Kelly M King, husband and wife as Joint Tenants with right of survivorship

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

LOT 72, AS SAID LOT IS SHOWN ON THE OFFICIAL PLAT OF GARDNERVILLE RANCHOS UNIT NO. 3, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JUNE 1, 1965, AND TITLE SHEET AMENDED ON JUNE 4, 1965, AS DOCUMENT NO. 28378.

Subject to

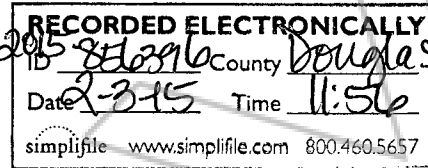
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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: 11/25/2014

A.P.N.: 1220-10-811-004
File No: 121-2476196 (LS)
R.P.T.T.: \$1,033.50

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Billy J King and Kelly M King
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See attached Exhibit A for deed restrictions

Subject to

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2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

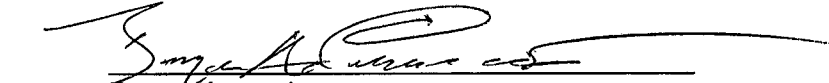
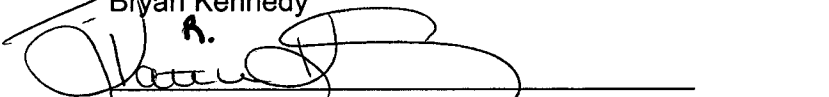
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 11/25/2014

EXHIBIT 'A'


"GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$265,000.00 UNTIL 180 DAYS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND ARE NOT PERSONAL TO THE GRANTEE"

COOPER

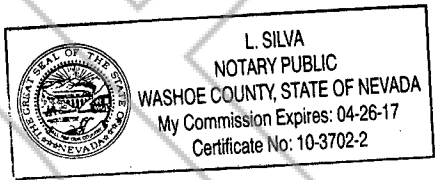

Bryan Kennedy

Kathleen Kennedy

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

This instrument was acknowledged before me on 2/2/15 by **Bryan R. Kennedy and Kathleen Kennedy, husband and wife as community property with right of survivorship.**



Notary Public
(My commission expires: 4/26/17)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 25, 2014** under Escrow No. **121-2476196**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-10-811-004
- 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
- i) Other _____

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

- 3. a) Total Value/Sales Price of Property: \$.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$.00
- d) Real Property Transfer Tax Due \$.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 3
- b. Explain reason for exemption: re-recording to add exhibit 'A'
Orig Recorded 2-3-15 doc# 2015-856396

- 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: _____ Capacity: Grantor
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Bryan Kennedy and Kathleen
Print Name: Kennedy
Address: 1481 Wild Wolf Way
City: Reno
State: NV Zip: 89521

(REQUIRED)
Billy J King and Kelly M
Print Name: King
Address: 233 S. Parallel Wy
City: RIPON
State: CA Zip: 95346

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

First American Title Insurance
Print Name: Company
Address: 5310 Kietzke Lane, Suite 100
City: Reno

File Number: 121-2476196 LS/LS
State: NV Zip: 89511-2043

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