

16-

APN 1318-15-110-034

DOUGLAS COUNTY, NV 2015-857336

Rec:\$16.00

Total:\$16.00

PAUL GALLAGHER

02/23/2015 02:02 PM

Pgs=4



KAREN ELLISON, RECORDER

E07

Recording requested by:
✓ Matthew Paul Gallagher
Kathleen Marie Gallagher
2888 Lapilli Court
Sparks, NV 89436

Mail tax statements to:
Matthew Paul Gallagher
Kathleen Marie Gallagher
2888 Lapilli Court
Sparks, NV 89436

SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, we, MATTHEW PAUL GALLAGHER, and KATHLEEN MARIE GALLAGHER, husband and wife, (as "Grantors") hereby grant and convey to:

MATTHEW PAUL GALLAGHER, and KATHLEEN MARIE GALLAGHER as Trustees, or their successors in trust, under The Gallagher Family Living Trust, dated February 19, 2015, (as "Grantee") all right, title and interest in the following real property situated in the County of Douglas, State of Nevada:

SEE SCHEDULE "A"

Title to the property is warranted by Grantors as against all acts of Grantors and none other. We covenant that we convey and warrant specially the title against all persons claiming under us.

According to A.R.S. Section 11-1134 (B) (8), no Affidavit of Real Property Value and accompanying fee need be filed with this transfer to title.

The name and address of the Trustors, Trustees and Beneficiaries of this trust are:

Matthew Paul Gallagher and Kathleen Marie Gallagher
2888 Lapilli Court
Sparks, NV 89436

This Deed Dated this 19 day of February, 2015.

Matthew Paul Gallagher
MATTHEW PAUL GALLAGHER


Kathleen Marie Gallagher
KATHLEEN MARIE GALLAGHER

STATE OF NEVADA)
 :
COUNTY OF WASHOE)

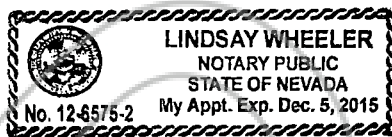
On 2/19/15, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MATTHEW PAUL GALLAGHER, and KATHLEEN MARIE GALLAGHER, known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

My Commission Expires: 12/5/15



Notary Public



COPIES

SCHEDULE "A"

The following described real property situated in Douglas County, NEVADA:

PARCEL NO. 1

Unit No. 34, as shown on the official plat of PINEWILD, A CONDOMINIUM, filed for record in the office of the County Recorder, Douglas County, Nevada, on June 26, 2973, as Document No. 67150.

PARCEL NO. 2

The exclusive right to use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Areas" on the Subdivision Map referred to in Parcel No. 1 above.

PARCEL NO. 3

An undivided interest as tenants in common in and to that portion of the real property described on the Subdivision Map referred to in Parcel No. 1, above, defined in the Amended Declaration of Covenants, Conditions and Restriction of Pinewild, A Condominium Project, recorded March 11, 1978, in book 374 of Official Records, at Page 193. Limited Common Area and thereby allocated to rthe unit described in parcel NO. 1, above and excepting unto Grantor non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in said Declaration of Covenants, Conditions and restrictions.

PARCEL NO. 4

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas defined and set forth in said Declaration of Covenants, Conditions and restrictions of Pinewild, more particularly described in the description of Parcel No. 3 above.

And that the whole of said real estate upon which the buildings are situated is reasonably necessary for the convenient use and occupancy of the said buildings.

Commonly known as: 191 Lake Shore Blvd., #34. Zephyr Cove, Nevada 89448.

APN: 1318-15-110-034

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 131B-15-110-034
 b) _____
 c) _____
 d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input checked="" type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY

Notes: As - saw Trust papers

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: transfer to trust without
cash consideration

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 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 Matthew J. Gallagher Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: <u>Matthew Gallagher</u>	Print Name: <u>Matthew Gallagher</u>
Address: <u>2888 Lapilli Ct</u>	Address: <u>2888 Lapilli Ct</u>
City: <u>Sparks</u>	City: <u>Sparks</u>
State: <u>NV</u> Zip: <u>89436</u>	State: <u>NV</u> Zip: <u>89436</u>

COMPANY/PERSON REQUESTING RECORDING
 (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____