

APN: ~~19-212-05~~ 1219-15-001-024

KAREN ELLISON, RECORDER

E07

When Recorded, Mail to:
The O'Mara Law Firm
311 E. Liberty Street
Reno, Nevada 89501

Mail Tax Statements to:
Dolly Gay Peters
751 Sheridan Lane
Gardnerville, NV 89460

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 22 day of July, 2015, by and between DOLLY GAY PETERS, an unmarried woman, of Gardnerville, Nevada, Party of the First Part, and DOLLY GAY PETERS, Trustee of THE DOLLY GAY PETERS FAMILY TRUST, of Gardnerville, Nevada, Party of the Second Part.

WITNESETH:

That the Party of the First Part for and in valuable consideration to her in hand paid by the Party of the Second Part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the Party of the Second Part, her heirs and assigns forever, an undivided one-half (1/2) interest in all that certain lot in the County of Douglas, State of Nevada, commonly known as 951 Sheridan Lane, and more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

The legal description was obtained from that certain Grant, Bargain, Sale Deed recorded with the Douglas County Recorder on October 19, 1994, as Document No. 348890.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder

and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular, the premises together with the appurtenances, unto the Party of the Second Part and to her heirs and assigns forever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set her hand the day and year first above written.


DOLLY GAY PETERS

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

On this 22 day of July, 2015, personally appeared before me, a Notary Public in and for the county and state aforementioned, DOLLY GAY PETERS, personally known to me or proved to me upon satisfactory evidence to be the person described in and who executed the foregoing instrument, and who acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.


NOTARY PUBLIC



EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, AND IN THE NORTHWEST QUARTER OF SECTION 14, IN TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M. DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE NORTH ONE QUARTER CORNER OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 19 EAST, BEARS NORTH $73^{\circ} 12' 34''$ EAST, 2932.12 FEET; THENCE RUNNING SOUTH $64^{\circ} 00' 25''$ WEST A DISTANCE OF 200.00 FEET TO THE EAST SIDE OF SHERIDAN LANE; THENCE ALONG SHERIDAN LANE SOUTH $25^{\circ} 59' 35''$ EAST, A DISTANCE OF 480.00 FEET TO A POINT; THENCE NORTH $64^{\circ} 00' 25''$ EAST, A DISTANCE OF 200.00 FEET TO A POINT; THENCE NORTH $25^{\circ} 59' 35''$ WEST, A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING.

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STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 19-212-05
 b) 1219-15-001-024
 c) _____
 d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input 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: <u>SD-Trust Verified</u>

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: _____
Transfer into trust without consideration

5. Partial Interest: Percentage being transferred: _____ %

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 [Signature] Capacity Attorney
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Dolly Gay Peters
 Address: 951 Sheridan Lane
 City: Gardnerville
 State: NV Zip: 89460

(REQUIRED)
 Print Name: Dolly Gay Peters, Trustee
 Address: 951 Sheridan Lane
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: O'Mara Law Firm, P.C. Escrow # N/A
 Address: 311 E. Liberty Street
 City: Reno State: NV Zip: 89501