

DOUGLAS COUNTY, NV

2015-871986

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

10/29/2015 01:20 PM

CAPITAL TITLE COMPANY OF NEVADA, LLC

KAREN ELLISON, RECORDER

E07

APN: 131810414002

ESCROW NO: 10013767-005-

WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENT TO:

THE HICKEY LIVING TRUST  
625 ROSEWOOD DRIVE  
RENO, NV 89509

\$ RPTT 0.00

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Patrick Hickey and Shin M. Hickey husband and wife as joint tenants with right of survivorship

In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to


Patrick Hickey and Shin M. Hickey, trustees of the Hickey Living Trust dated April 4, 2001 and any amendments thereto

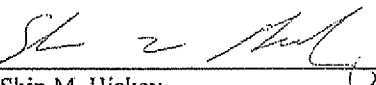
all that real property situated in the City of Zephyr Cove, County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness his/hers/theirs hand(s) this 27<sup>th</sup> day of October 2015

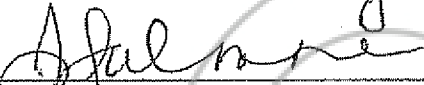
  
Patrick Hickey


  
Shin M. Hickey

STATE OF NEVADA  
COUNTY OF Washoe

} SS:

This instrument was acknowledged before me on 10/27/2015  
by Patrick Hickey and Shin M. Hickey.

  
Notary Public

 J. SALEMME  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 06-109238-2 - Expires August 1, 2016

## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE [CITY OF ZEPHYR COVE ], COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

#### PARCEL 1:

LOT 112, AS SHOWN ON THE OFFICIAL MAP OF ZEPHYR KNOLLS SUBDIVISION UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON OCTOBER 4, 1957 IN BOOK 1 OF MAPS, DOCUMENT NO. 12699.

EXCEPTING THEREFROM ALL THAT PORTION OF SAID LOT 112, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 112 OF ZEPHYR KNOLLS UNIT NO. 4, RECORDED AS DOCUMENT NO. 12699 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY ON OCTOBER 14, 1957, SAID POINT BEING A POINT ON THE RIGHT-OF-WAY OF CANYON DRIVE; THENCE LEAVING SAID RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY OF SAID LOT 112 SOUTH 89°04' 00" EAST, 116.79 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH BOUNDARY SOUTH 89°04'00" EAST, 53.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 112; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 112 NORTH 00°10'51" WEST, 35.84 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY SOUTH 56°48'00" WEST, 53.86 FEET TO THE POINT OF BEGINNING.

#### PARCEL 2:

ALL THAT PORTION OF LOT 113, ZEPHYR KNOLLS, UNIT NO. 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 112 OF ZEPHYR KNOLLS UNIT 4, RECORDED AS DOCUMENT NO. 12599 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY ON OCTOBER 14, 1957, SAID POINT BEING A POINT ON THE RIGHT-OF-WAY OF CANYON DRIVE; THENCE LEAVING SAID RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY OF SAID LOT 112 SOUTH 89°04'00" EAST, 116.79 FEET; THENCE SOUTH 55°48'00" WEST, 29.28 FEET. THENCE NORTH 79°00'00" WEST, 94.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCELS BEING FURTHER SET FORTH ON RECORD OF SURVEY FOR J.D. AND P.L JACKSON RECORDED SEPTEMBER 25, 1987, BOOK 987, PAGE 4262, DOCUMENT NO. 163143 OF OFFICIAL RECORDS.

APN: 1318-10-414-002

DOCUMENT NUMBER 732982 IS PROVIDED PURSUANT TO THE REQUIREMENTS OF NRS 111.312

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 131810414002
- 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - JS</u>	

3. Total Value/Sales Price of Property:

\$0.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value \$0.00

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 from individual to trust without 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 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 [Signature] Capacity Agent

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(Required)

(Required)

Print Name: Patrick Hickey and Shin M Hickey

Print Name: The Hickey Living Trust

Address: 625 Rosewood Drive

Address: 625 Rosewood Drive

City: Reno

City: Reno

State: NV Zip: 89509

State: NV Zip: 89509

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

Print Name: Capital Title Company of Nevada Escrow #: 10013767

Address: 913 Tahoe Blvd, Suite #2

Incline Village, NV 89451

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED