

APN: 1418-34-601-010



KAREN ELLISON, RECORDER

E07

Recording Requested by:

Attorney Greg L. Jensen
JENSEN LAW GROUP, LTD.
10580 N. McCarran Blvd. #115-382
Reno, NV 89503

When Recorded Send to:

WILLIAM F. KELLY
PAMELA NORTHEN-KELLY
POB 12215
Zephyr Cove, NV 89448

Mail Tax Statements to:

WILLIAM F. KELLY
PAMELA NORTHEN-KELLY
POB 12215
Zephyr Cove, NV 89448

GRANT, BARGAIN & SALE DEED

We, WILLIAM F. KELLY and PAMELA JOY NORTHEN-KELLY, husband and wife and Grantors, do hereby grant, bargain, sell and convey unto the Grantee, WILLIAM F. KELLY and PAMELA NORTHEN-KELLY, Trustees of the W & P N-KELLY LIVING TRUST, dated July 8, 2016, and any amendments thereto, all right, title and interest in and to that certain real property situate in the County of Douglas, State of Nevada, described more particularly as follows:

See EXHIBIT A attached hereto and by reference made a part hereof for complete legal description.

Commonly known as 1294 Hidden Woods Drive, Zephyr, Cover, NV 89448.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED this 8 day of July, 2016.

William F. Kelly
WILLIAM F. KELLY, Grantor

Pamela Joy Northen-Kelly
PAMELA JOY NORTHEN-KELLY, Grantor

STATE OF NEVADA)
)ss:
COUNTY OF WASHOE)

On this 8 day of July, 2016, personally appeared before me, a notary public in and for the county and state aforesaid, WILLIAM F. KELLY and PAMELA JOY NORTHEN-KELLY proven to me to be the persons described in and who executed the foregoing instrument, and who duly acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above-written.

Sandra Jensen
NOTARY PUBLIC



NOTE: The attorney preparing this instrument has not examined the title to the real property described herein and does not warrant or express any opinion regarding the accuracy or insurability of title or the legal description to said real property.

EXHIBIT A

LEGAL DESCRIPTION

APN NO. 1418-34-601-010

Located within a portion of the Southwest one-quarter of the Northeast one-quarter of Section 34. Township 14 North. Range 18 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southeasterly corner of APN 1418-34-601-005, which bears N 89°56'23" w., 236.67 feet from a Bureau of Land Management (BLM) brass cap marking as the Center West-East one sixty-fourth corner of said Section 34;

thence along the Southerly boundary lines of APN 1418-34-601-005 and APN 1418-34-601-002, N 89°52'38" W., 260.04 feet to the Southwesterly corner thereof;

thence along the Westerly Boundary line of said APN 1418-34-601-002, N 04°30'00" W., 138.02 feet;

thence S 89°52'48" E., 130.02 feet to a point on the Westerly boundary line of said APN 1418-34-601-005;

thence along said Westerly boundary, N 04°30'00" w., 10.12 feet to the Northwest corner of said APN 1418-34-601-005;

thence along the Northerly, Northeasterly and Easterly boundary lines of said APN 1418-34-601-005 the following three courses;

- 1) S 89°52'48" E., 85.02 feet;
- 2) 74.31 feet along the arc of a curve to the left, having a central angle of 94°37'12" and a radius of 45.00 feet, (chord bears S. 4r11'24" E., 66.15 feet)
- 3) S 04°30'00" E., 103.16 feet to the POINT OF BEGINNING.

Reference is further made to Adjusted Parcel on Record of Survey to support a Boundary Line Adjustment for Roscoe F. White. III Recorded in the Office of the Douglas County Recorder on March 16, 2010, as Document No. 760248, Official Records of Douglas County, State of Nevada.

Document Number 760246 is provided pursuant to the requirements of NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1418-34-601-010
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>SD Trust Verified</u>	

- 3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

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

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 William F. Kelly Capacity: Grantor & Trustee

Signature Amela Joy Northon-Kelly Capacity: Grantor & Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: William F. Kelly Amela Joy Northon-Kelly
 Address: 1294 Hidden Woods Drive
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: William F. Kelly Amela Joy Northon-Kelly-Tees
 Address: 1294 Hidden Woods Drive
 City: Zephyr Cove
 State: NV Zip: 89448

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

Print Name: JENSEN LAW GROUP, LTD
 Address: 10580 N. McCarran Blvd. #115-382
 City: Reno

Escrow # _____
 State: NV Zip: 89503