

A.P.N.: 1320-33-816-061  
File No: 12142-2507677 (JF)  
R.P.T.T.: \$1,150.50

When Recorded Mail To: Mail Tax Statements To:  
Nancy Allen  
1422 Sterling Lane  
Gardnerville, NV 89410

***GRANT, BARGAIN and SALE DEED***

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

Kathleen B. Kelly, as Trustee of the "Kathleen B. Kelly Revocable Trust" dated February 13, 2003

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

Nancy Allen, an unmarried woman

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

**LOT 22, IN BLOCK B, AS SHOWN ON THE FINAL SUBDIVISION MAP # 1006-11 OF CHICHESTER ESTATES PHASE 11, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 27, 2002, IN BOOK 1202, PAGE 12732, AS DOCUMENT NO. 562225, AND AMENDED BY CERTIFICATE OF AMENDMENT, RECORDED MARCH 27, 2003, IN BOOK 0303, PAGE 13037, AS DOCUMENT NO. 0571430, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

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.

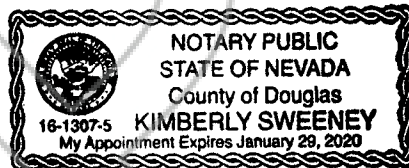
Date: 07/19/2016

Kathleen B. Kelly  
Kathleen B. Kelly

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

This instrument was acknowledged before me on August 22, 2016 by Kathleen B. Kelly.

Kimberly Sweeney  
Notary Public  
(My commission expires: Jan. 29, 2020 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 19, 2016** under Escrow No. **12142-2507677**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-33-816-061
- 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: \$295,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$295,000.00
- d) Real Property Transfer Tax Due \$1,150.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

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 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: *Kathleen B. Kelly*  
Signature: \_\_\_\_\_

Capacity: grantor  
Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Kathleen B. Kelly  
Address: 1236 Pleasantville Dr  
City: Gardnerville  
State: NV Zip: 89460

Print Name: Nancy Louise Allen  
Address: 1422 Sterling Lane  
City: Gardnerville  
State: NV Zip: 89410

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

First American Title Insurance  
Print Name: Company  
Address: 4620 S. Carson Street, Suite 5  
City: Carson City

File Number: 12142-2507677 JF/JF  
State: NV Zip: 89701

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