DOUGLAS COUNTY, NV

RPTT:\$1482.00 Rec:\$15.00

2016-887458

\$1,497.00 Pgs=2

09/12/2016 03:14 PM

A.P.N.: 1220-16

1220-16-110-007 and 1220-16-110-007

File No:

143-2509123 (SC)

R.P.T.T.:

\$1,482.00 C

FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To: The Blaine C. & Betty C. Groo Revocable Living Trust 1231 Pleasantview Drive Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Kathleen B. Kelly Trustee of The Kathleen B. Kelly Trust Agreement restated January 22, 2015

do(es) hereby GRANT, BARGAIN and SELL to

The Blaine C. & Betty C. Groo Revocable Living Trust dated September 19, 2003

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

LOT 5, IN BLOCK D, OF THE FINAL MAP OF PLEASANTVIEW SUBDIVISION PHASE 1, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 6, 1990, IN BOOK 490, PAGE 916, DOCUMENT NO. 223488, OF OFFICIAL RECORDS.

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: 08/15/2016

Kathleen B. Kelly Trustee of the Kathleen B. Kelly Trust Agreement restated January 22, 2015 Kathleen B. Kelly, Trustee	
	7/
MARY KELSH Notary Public - State of Nevada Appointment Recorded in Douglas County No: 98-49567-5 - Expires November 6, 2018	
STATE OF NEVADA)	
COUNTY OF DOUGLAS)	
This instrument was acknowledged before me on	by
Motary Public (My commission expires: 11-6-2018)	
This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed da 15, 2016 under Escrow No. 143-2509123.	ited August

STATE OF NEVADA **DECLARATION OF VALUE**

b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: d) Real Property Transfer Tax Due \$380,000.00 \$1,482.00	1.		Assessor Parcel Number	(s)			
2. Type of Property a)		a)_	1220-16-110-007				
Type of Property a)						_	
2. Type of Property a)			A A A A A A A A A A A A A A A A A A A				
a) Vacant Land b) Single Fam. Res. Conditional List Condi						()	
c) Condo/Twnhse d) 2-4 Plex e) Apt. Bldg. f) Comm'l/Ind'I g) Agricultural h) Mobile Home i) Other 3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: d) Real Property Transfer Tax Due 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: SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: The Kathleen B, Kelly Revocable Trust Address: 123 (Pleasant Viau Dr. Address: 1231 Pleasantview Drive City: Gardnervi // e Stafe: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: First American Title Insurance Company Address: 1663 US Highway 395, Suite 101	2.		*,		<u> </u>	ODDEDO ODTIONAL LIGE ONLY	
e) Apt. Bldg. f) Comm'l/Ind'I Date of Recording: g) Agricultural h) Mobile Home i) Other 3. a) Total Value/Sales Price of Property: \$380,000.00 b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: \$380,000.00 d) Real Property Transfer Tax Due 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: Signature: Signature: SELLER (GRANTOR) INFORMATION (REQUIRED) The Blaine C. & Betty C. Groo Revocable Living Trust Address: Address: Address: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: First American Title Insurance Company Address: 143-2509123 SC/SC		a)		· = ·			
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(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)	(Dity		DECORD THIS FORM MAY			