

A.P.N.: 1220-16-110-007 and 1220-16-110-007  
File No: 143-2509123 (SC)  
R.P.T.T.: \$1,482.00 C

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  
Kathleen B. Kelly, Trustee



\_\_\_\_\_  
\_\_\_\_\_

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

This instrument was acknowledged before me on 9-12-16 by  
**The Kathleen B. Kelly Revocable Trust: TRUSTEE**

Mary Kelsh  
Notary Public  
(My commission expires: 11-6-2018)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 15, 2016** under Escrow No. **143-2509123**.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 1220-16-110-007
- 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 ONLY**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

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

\$1,482.00

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]

Capacity: Trustee

Signature: \_\_\_\_\_

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

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

Print Name: The Kathleen B. Kelly Revocable Trust

Address: 1236 Pleasant View Dr

City: Gardnerville

State: NV Zip: 89460

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

Print Name: The Blaine C. & Betty C. Groo

Address: Revocable Living Trust

Address: 1231 Pleasantview Drive

City: Gardnerville

State: NV Zip: 89460

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

Print Name: First American Title Insurance Company

File Number: 143-2509123 SC/SC

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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