

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:



KAREN ELLISON, RECORDER E05

PARCEL NUMBER: 1022-29-310-016 & 1022-29-810-001  
WHEN RECORDED RETURN TO:  
Karen L Gallagher  
1929 Churchill Street  
Gardnerville, Nevada, 89410

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**GRANT DEED**

THE GRANTOR(S),  
- Karen L Gallagher, a single person,  
- James A Giese, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants

to the GRANTEE(S):

- Karen L Gallagher, 1929 Churchill Street, Gardnerville, NV County, Nevada, 89410,  
the following described real estate, situated in Gardnerville, in the County of NV, State of Nevada:

(LEGAL DESCRIPTION): Lot 137 and Lot 99, as set forth on the map of Topaz Subdivision,  
filed in the Office of the County Recorder of Douglas County, State of Nevada, on August  
10,1954 as document no. 9774

Description is as it appears in Document No. 0662684 & 0522571, Official Records, NV  
County, Nevada.

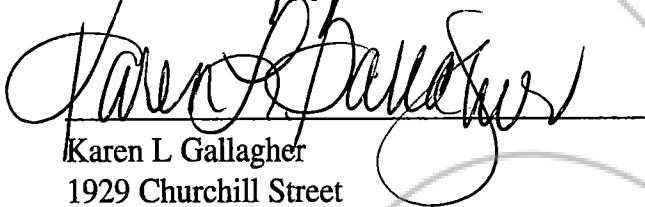
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same.

Tax Parcel Number: 1022-29-310-016 & 1022-29-810-001

Mail Tax Statements To:  
Karen L Gallagher  
1929 Churchill Street  
Gardnerville, Nevada 89410

**Grantor Signatures:**

DATED: 6/6/17

  
\_\_\_\_\_

Karen L Gallagher  
1929 Churchill Street  
Gardnerville, Nevada, 89410

See proper California notarial  
wording next page attached

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF ORANGE

On June 6<sup>th</sup> 2017 before me, Deanne Kathleen Dodge-Krows, Notary, personally appeared Karen L Gallagher, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Notary Public

(Notary Seal)

**Grantor Signatures:**

DATED: 6/6/17

*X* Signature marked by "X"  
James Arley Giese

James A Giese  
12672 Choisser Road  
Garden Grove, California, 92840

See proper California notarial wording next page attached

Deanne Kathleen Dodge-Krows, notary

*X* *[Handwritten Signature]*

Julia Santillan

*X* [Handwritten Signature] - witness

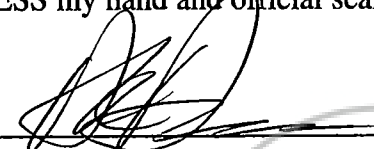
A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF ORANGE

On June 14<sup>th</sup>, 2017 before me, Deanne Kathleen Dodge-Krows Notary personally appeared James A Giese, who proved to me on the basis of satisfactory evidence to be the person ~~(s)~~ whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Signature of Notary Public

(Notary Seal)



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1022-29-310-011  
 b) 1022-29-810-001  
 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'/Ind'l  
 g)  Agricultural h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 5  
 b. Explain Reason for Exemption: Father to Daughter

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 [Handwritten Signature] Capacity Grantee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: JAMES GIESE  
 Address: 12672 CHOSSER RD  
 City: GARDEN GROVE  
 State: CA Zip: 92840

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: KAREN GALLAGHER  
 Address: 1929 CHURCHILL ST  
 City: GARDENVILLE  
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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