

A.P.N.: 1319-19-611-002
File No: 143-2535032 (mk)
R.P.T.T.: \$975.00

DOUGLAS COUNTY, NV
RPTT:\$975.00 Rec:\$35.00
\$1,010.00 Pgs=3
2018-910736
02/23/2018 11:32 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Katie S. Stuart
3135 Ryer Island St
West Sacramento, CA 95691

GRANT, BARGAIN and SALE DEED

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

Jesse P. Keaveny, a single man

do(es) hereby GRANT, BARGAIN and SELL to

Katie S. Stuart, a single woman

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

PARCEL 1:

UNIT 2A, AS SHOWN ON THE MAP OF DEDICATION SHEET OF TRAMWAY APARTMENT CONDOMINIUMS (A SUBDIVISION OF LOT 555, PARCEL B, SECOND AMENDED MAP OF SUMMIT VILLAGE), RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 30, 1973, DOCUMENT NO. 73375, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA; AND AMENDED BY AMENDED MAP RECORDED DECEMBER 30, 1976, AS DOCUMENT NO. 05855, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

PARCEL 2:

AN UNDIVIDED 1/24TH INTEREST IN ALL OF THE "COMMON AREA" AS SHOWN ON THE MAP AND DEDICATION SHEET OF TRAMWAY APARTMENT CONDOMINIUMS (A SUBDIVISION OF LOT 555, PARCEL B, SECOND AMENDED MAP OF SUMMIT VILLAGE), RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 30, 1973, DOCUMENT NO. 73375, DOUGLAS COUNTY, NEVADA; AND AMENDED BY AMENDED MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 30, 1976, AS DOCUMENT NO. 05855, DOUGLAS COUNTY, 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.

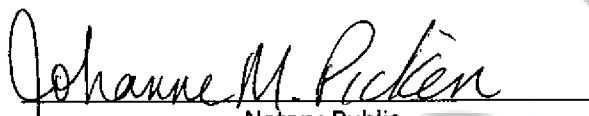
Date: 01/16/2018

COOPER


Jesse P. Keaveny

STATE OF ~~NEVADA~~ ^{JMP} Colorado
COUNTY OF ~~DOUGLAS~~ ^{JMP} Summit; ss.

This instrument was acknowledged before me on 17th day of Feb. 2018 by **Jesse P. Keaveny.**


Notary Public
(My commission expires: 04/30/2022)

JOHANNE M PICKEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974016918
MY COMMISSION EXPIRES APRIL 30, 2022

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 16, 2018** under Escrow No. **143-2535032.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-19-611-002
- 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: \$250,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$250,000.00
- d) Real Property Transfer Tax Due \$975.00

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: agent

Signature: _____

Capacity: _____

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

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

Print Name: Jesse P. Keaveny

Print Name: Katie S. Stuart

Address: PO Box 6218

Address: 3135 Ryer Island St

City: Breckenridge

City: West Sacramento

State: CO Zip: 80424

State: CA Zip: 95691

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

First American Title Insurance

Print Name: Company

File Number: 143-2535032 mk/ mk

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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