

APN#: 1318-23-216-010  
RPTT: \$2,297.10

DOUGLAS COUNTY, NV  
RPTT:\$2297.10 Rec:\$35.00  
\$2,332.10 Pgs=3  
06/21/2019 03:20 PM  
ETRCO  
KAREN ELLISON, RECORDER

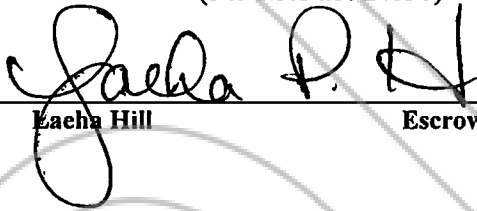
Recording Requested By:  
Western Title Company  
Escrow No.: 104766-ARJ

When Recorded Mail To:  
James Kennealy  
PO Box 12272  
Zephyr Cove, NV 89448

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature



Jaeha Hill

Escrow Assistant

**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Patricia Ann Kroeger Hahn, Successor Trustee of The Kroeger Living Trust, dated June 21, 1996, and any amendments thereto

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

James B. Kennealy, a single man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Stateline, County of Douglas State of Nevada bounded and described as follows:

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

Lot 87, of LAKE VILLAGE UNIT 2-E, as shown on the Official Map filed in the office of the County Recorder of Douglas County, Nevada, on October 18, 1972, in Book 1 of Maps as Document No. 62363.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 06/10/2019

The Kroeger Living Trust, dated June 21, 1996, and any amendments thereto

Patricia Ann Kroeger, Successor Trustee  
Patricia Ann Kroeger Hahn, Successor Trustee

STATE OF Georgia

COUNTY OF Cherokee } ss

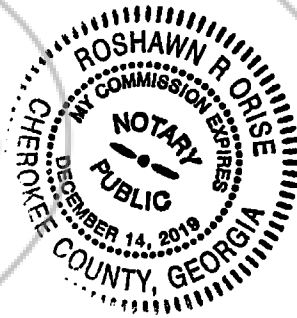
This instrument was acknowledged before me on

6/13/19

By Patricia Ann Kroeger Hahn.

Roshawn R. Orise

Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1318-23-216-010

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
NOTES: _____
_____

3. Total Value/Sales Price of Property: \$589,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$589,000.00  
 Real Property Transfer Tax Due: \$2,297.10

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 \_\_\_\_\_ Capacity \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity ESCROW

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

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

Print Name: Patricia Ann/Kroeger Hahn, Successor Trustee of The Kroeger Living Trust, dated June 21, 1996, and any amendments thereto  
 Address: 7010 Inglewood Drive  
 City: Rogers  
 State: AR Zip: 72758

Print Name: James Kennealy  
 Address: PO Box 12272  
 City: Zephyr Cove  
 State: NV Zip: 89448

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

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 104766-ARJ