

DOUGLAS COUNTY, NV
RPTT:\$1852.50 Rec:\$35.00
\$1,887.50 Pgs=3
TOIYABE TITLE
KAREN ELLISON, RECORDER

2019-931596

07/11/2019 11:23 AM

APN: 1220-24-701-031

RPTT: \$1,852.50

Escrow No. 1911239

When Recorded Return to:

James Jason O' Kennedy

**1980 Palomino Lane Unit 2
Gardnerville, NV 89410**

Mail Tax Statements to:

Grantee same as above.

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That East Creek, LLC., A Delaware Limited Liability Company

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to James J O' Kennedy and Danielle Tracy Merry, Husband and Wife, as joint tenants

All that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand(s) this 28th day of June 2019

East Creek, LLC., A Delaware Limited Liability Company

By: [Signature] Date: 6-20-19
Brett Nelson, Manager

STATE OF NV
COUNTY OF ~~Douglas~~ WASHOE

This instrument was acknowledged before me on this 26 day of June 2019, by East Creek, LLC., A Delaware Limited Liability Company
By Brett Nelson, Manager.

[Signature]

NOTARY PUBLIC

L. SILVA
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 10-3702-2- Expires April 26, 2021

L. SILVA
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 10-3702-2- Expires April 26, 2021

Exhibit "A"

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, situated in the Southeast 1/4, of Section 24, Township 12 North, Range 20 East, M.D. B. & M., being a portion of Lot 1, as shown on the amended Plat of Ruhenstroth Ranchos Subdivision, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 11, 1976, as Document No. 88873, Official Records, more particularly described as follows:

Parcel D-1, as set forth on that certain Parcel Map for F.J. and M.M. McCann No. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 12, 1977, in Book 877, Page 666, as Document No. 11899, Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-24-701-031
 b.
 c.
 d.

2. Type of Property
- | | |
|--------------------------------------------------------|-----------------------------------------------------|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Family Residence |
| c. <input checked="" type="checkbox"/> Condo/Townhouse | d. <input type="checkbox"/> 2 - 4 Plex |
| e. <input type="checkbox"/> Apartment Building | f. <input type="checkbox"/> Commercial/Industrial |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| i. <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes:	

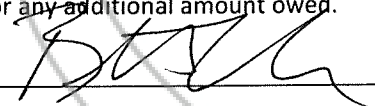
3.

a. Total Value/Sales Price of Property	\$474,900.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	(\$ _____)
c. Transfer Tax Value	\$474,900.00
d. Real Property Transfer Tax Due	\$1,852.50

4. If Exempt 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:  Capacity: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: East Creek, LLC., A Delaware Limited Liability Company

Address: 6770 S McCarran
 City: Reno, NV
 State: _____ Zip: 89509

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James Jason O' Kennedy and Danielle T. O' Kennedy

Address: 1980 Palomino Ln, Unit 2
 City: Gardnerville, NV
 State: _____ Zip: 89410

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

Print Name: Toiyabe Title File Number: 1911239

Address: 6774 S McCarran Blvd Suite 102
 City: Reno State: NV Zip: 89509