

DOUGLAS COUNTY, NV **2019-933833**  
RPTT:\$9496.50 Rec:\$35.00  
\$9,531.50 Pgs=3 08/19/2019 10:09 AM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1318-25-101-004

**RECORDING REQUESTED BY:  
SIGNATURE TITLE COMPANY, LLC  
212 ELKS POINT RD, STE 445  
P.O. BOX 10297  
ZEPHYR COVE, NV 89448**

**MAIL RECORDABLE DOCS AND  
TAX STATEMENTS TO:  
168 PALISADES LLC, A FLORIDA  
LIMITED LIABILITY COMPANY  
12250 NW 5TH ST.  
PLANTATION, FL 33325**

RPTT \$9,496.50

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That Leonard J. Connolly and Maria C. Connolly Trustees of the 1995 Connolly Trust dated December 28, 1995**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**168 Palisades LLC, a Florida Limited Liability Company**

all that real property situated in the City of Stateline, 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.

**Exhibit A**

**PARCEL 1:**

All that certain real property located in the Northwest quarter of Section 25, Township 13 North, Range 18 East, M.D.B.&M., described as follows:

Beginning a point on the North 89 degrees 54' East, 326.48 feet, and South 00 degrees 09'50" West, 227.70 feet, from the Northwest corner of said Section 25; thence from said point of beginning, North 89 degrees 54' East, 265.12 feet to a point on the West right of way of PALISADES DRIVE; thence along said West right of way, South 00 degrees 56'41" East 100.25 feet; thence leaving said West line, South 89 degrees 57'08" West 267.06 feet; thence North 00 degrees 09'50" East, 100.00 feet to the point of beginning.

Said description being shown as Parcel 1 of "Delaney Parcel Map" recorded in the office of the County Recorder of Douglas County, Nevada, in Book 977, of Official Records, at Page 1294, as Document No. 13224, Douglas County, Nevada.

**PARCEL 2:**

A non-exclusive road easement over a portion of Parcel 2 and 3 of the "Delaney Parcel Map" recorded in the Office of the County Recorder in Book 977, at Page 1294, under Recorder's Document No. 13224; the centerline of which is described as follows:

Beginning at a point on the Westerly right of way of PALISADES DRIVE, said point being located South 39 degrees 44'17" East, 111.20 feet from the most Northeasterly point of said Lot 3; thence from said point of beginning South 18 degrees 00'18" West, 133.69 feet; thence South 89 degrees 54' West 30.00 feet; thence North 39 degrees 29'18" West, 84.10 feet to its termination on the North line of said Parcel 2.

**PARCEL 3:**

A non- exclusive road easement over a portion of Parcels 2 and 3 of the "Delaney Parcel Map" recorded in the Office of the County Recorder in Book 977, at Page 1294, under Recorder's Document No. 13224; the centerline of which is described as follows:

Beginning at a point on the Westerly right of way of PALISADES DRIVE, said point being located South 39 degrees 44'17" East, 111.20 feet from the most Northeasterly point of said Parcel 3, thence from said point of beginning South 18 degrees 00'35" West, 133.69 feet to a point located 15 feet, North of the Northline of Parcel 1; thence South 89 degrees 34' West 90.00 feet to its termination, said easement is to provide a full 30 foot width from beginning to termination.

**PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED October 30, 2014 AS INSTRUMENT NO. 2014-852008.**

**APN: 1318-25-101-004**

Leonard J. Connolly and Maria C. Connolly Trustees  
of the 1995 Connolly Trust dated December 28, 1995

*Leonard J. Connolly, Trustee*  
Leonard J. Connolly, Trustee

*Maria C. Connolly, Trustee*  
Maria C. Connolly, Trustee

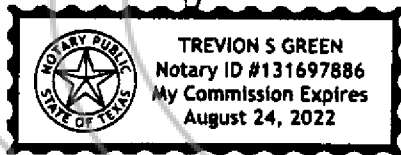
STATE OF ~~NEVADA~~ TEXAS  
COUNTY OF DALLAS

} SS:

This instrument was acknowledged before me on August 2, 2019

by *Maria Connolly & Leonard Connolly*

*Trevion S Green* (seal)  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1318-25-101-004
- 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
- Other

**FOR RECORDER'S OPTIONAL USE ONLY**

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

**3. Total Value/Sales Price of Property:**

\$2,435,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value \$2,435,000.00

Real Property Transfer Tax Due: \$ 9,496.50

**4. If Exemption Claimed**

a. Transfer Tax Exemption, per NRS 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 Grantor

Signature \_\_\_\_\_ Capacity Grantee Agent

**SELLER (GRANTOR) INFORMATION**

(Required)

Print Name: Leonard J. Connolly and Maria C. Connolly Trustees of the 1995 Connolly Trust dated December 28, 1995

Address: 6174 Vickory Blvd  
Dallas, TX

**BUYER (GRANTEE) INFORMATION**

(Required)

Print Name: 168 Palisades, LLC

Address: 12250 NW 5th St.  
Plantation, FL 33325

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

Print Name: Signature Title Company LLC Escrow #: 11000702-JML  
Address: 212 Elks Point Road, Suite 445, PO Box 10297  
Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**