

DOUGLAS COUNTY, NV **2019-939147**  
RPTT:\$1852.50 Rec:\$35.00  
\$1,887.50 Pgs=3 12/06/2019 11:07 AM  
ETRCO  
KAREN ELLISON, RECORDER

APN#: 1220-24-601-012  
RPTT: \$1,852.50

Recording Requested By:  
Western Title Company

Escrow No.: 110227-TEA  
When Recorded Mail To:  
Lee Lynn Rankin  
Dana Rankin  
1360 Hot Springs Road  
Reno, NV 89521

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

  
\_\_\_\_\_  
Traci Adams

\_\_\_\_\_  
Escrow Officer

\_\_\_\_\_  
**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,

Philip D. Sullivan, a widower

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

Lee Lynn Rankin and Dana Rankin, Trustees of The Lee Lynn Rankin and Dana Rankin Living Trust dated May 9, 2006

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, 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:

All that certain piece or parcel of land located in the Northeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B. & M. Douglas County, State of Nevada, and more particularly described as follows:

Commencing at the West 1/4 corner of said Section 24; thence East, along the centerline of Arabian lane 3795.00 feet to the Southwest corner of that certain parcel of land conveyed to Andrew T. McCarthy and wife in Deed recorded April 23, 1974, in Book 474, Page 585, Official Records as Document No. 72838; thence North along West line of the McCarthy land, a distance of 396.01 feet, to the Northwest corner of the McCarthy land, and being the True Point of beginning; thence North 265.99 feet; thence East 495 feet to a point in the centerline of Mustang lane; thence South along the centerline of Mustang Lane, 265.99 feet to the Northeast corner of that certain parcel of land conveyed to Gregory A. Devies and wife in Deed recorded May 10, 1974, in Book 574, Page 336, Official Records, as Document No. 73138; thence West along the North Line of The Sullivan and McCarthy parcels a distance of 495 feet to the Point of Beginning.

Excepting Therefrom the rights of the public in and to any portion of the above described parcel lying within Mustang Lane.

Said land more fully shown on that certain Survey Parcel Map recorded April 23, 1974, as Document No. 72817.

NOTE: The above metes and bounds description appeared previously in that certain Joint Tenancy Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 21, 1974, in Book 674, Page 503 as Document No. 73884 of Official Records.

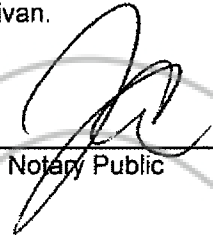
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12/03/2019

  
Philip D. Sullivan

STATE OF Nevada }  
COUNTY OF Douglas } ss  
This instrument was acknowledged before me on  
12/4/19

By Philip D. Sullivan.

  
\_\_\_\_\_  
Notary Public

 **TRACI ADAMS**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 89-1891-5 - Expires Jan. 06, 2023

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1220-24-601-012

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 ONLY  
NOTES: \_\_\_\_\_  
\_\_\_\_\_

3. Total Value/Sales Price of Property: \$475,000.00  
Deed in Lieu of Foreclosure Only (value of property) (  
Transfer Tax Value: \$475,000.00  
Real Property Transfer Tax Due: \$1,852.50

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

5. Partial Interest: Percentage being transferred: 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 Philip D Sullivan Capacity grantor  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Philip D. Sullivan

Print Name: Lee Lynn Rankin and Dana Rankin,  
Trustees of The Lee Lynn Rankin and  
Dana Rankin Living Trust dated May 9,  
2006

Address: 716 Mustang Lane  
City: Gardnerville  
State: NV Zip: 89410

Address: 1360 Hot Springs Road  
City: Reno  
State: NV Zip: 89521

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 110227-TEA

Address: Douglas Office  
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

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