

APN: 1220-13-801-028

Recorded at the request of  
Maupin, Cox & LeGoy  
4785 Caughlin Parkway  
Reno, Nevada 89519



KAREN ELLISON, RECORDER

E05

After recordation, return Grant  
Deed and mail future property  
tax statements to Grantee at:

Ryan Wilson & Kayla Wilson  
820 Mustang Lane  
Gardnerville, Nevada 89410-6814

GIFT DEED

As a gift and without consideration, THOMAS JEFFREY KELLEY, an unmarried man ("Grantor"), hereby grants, bargains, and sells to RYAN WILSON and KAYLA WILSON, husband and wife as community property with rights of survivorship ("Grantee"), an undivided fifty percent (50%) interest in the real property located at 820 Mustang Lane, City of Gardnerville, County of Douglas, State of Nevada, and more particularly described as follows:

A parcel of land situate in Section 24, Township 12 North, Range 20 East, M.D.B.&M., being a portion of Lot 16, as shown on the official map of RUHENSTROTH RANCHOS SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, Nevada, on April 14, 1965, as Document No. 27706, more particularly described as follows:

Parcel 4-16, as set forth on that certain Parcel Map for JAMES W. MOORE, et ux, according to the map thereof, filed for record in the office of the County Recorder of Douglas County, State of Nevada on January 16, 1979, as Document No. 29080.

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.

This conveyance is subject to the following liens and encumbrances:

1. General, special, and any supplemental county taxes and assessments not delinquent.

2. Covenants, conditions, restrictions, reservations, easements, and rights-of-way of record, if any.

The transfer provided for herein is intended to be a gift from THOMAS JEFFREY KELLEY, individually, to his daughter, KAYLA WILSON and her husband, RYAN WILSON, in equal shares.

Dated: 12/19, 2019.

  
\_\_\_\_\_  
THOMAS JEFFREY KELLEY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

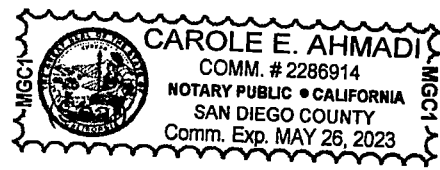
STATE OF California  
COUNTY OF San Diego

On 12/19, 2019, before me, Carole E. Ahmadi, Notary Public, personally appeared THOMAS JEFFREY KELLEY, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Carole E. Ahmadi



(The legal description of the property was contained on GRANT, BARGAIN AND SALE DEED and was recorded as Document No. 2016-877128 in the official records of the Douglas County Recorder on February 22, 2016.)

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-13-801-028  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 5  
 b. Explain Reason for Exemption: A transfer of a portion of title to person who is conveyed within the first degree of lineal consanguinity (daughter)

5. Partial Interest: Percentage being transferred: 50.00 %

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 \_\_\_\_\_ Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: THOMAS JEFFREY KELLEY  
 Address: 2658 DEL MAR HEIGHTS RD #201  
 City: DEL MAR  
 State: CA Zip: 92014

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: RYAN WILSON & KAYLA WILSON  
 Address: 820 MUSTANG LANE  
 City: GARDNERVILLE  
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Maupin, Cox & LeGoy Escrow # N/A  
 Address: 4785 Caughlin Parkway  
 City: Reno State: Nevada Zip: 89519

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