

DOUGLAS COUNTY, NV
RPTT:\$2886.00 Rec:\$40.00
\$2,926.00 Pgs=5
ETRCO
KAREN ELLISON, RECORDER

2020-940791

01/13/2020 11:30 AM

APN# : 1419-26-410-014
RPTT: \$2,886.00

Recording Requested By:
Western Title Company
Escrow No.: 110683-ARJ

When Recorded Mail To:
Jason R. Ballard and Lisa M.
Ballard
P.O. Box 496
Santa Ysabel, CA 92070

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 _____

Anu Jansse

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,

John P. Kelly, a married man as his sole and separate property who acquired title as John P. Kelly, a single man

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

Jason R. Ballard and Lisa M. Ballard, Husband and Wife as Joint Tenants with Right of Survivorship

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

See attached Exhibit A

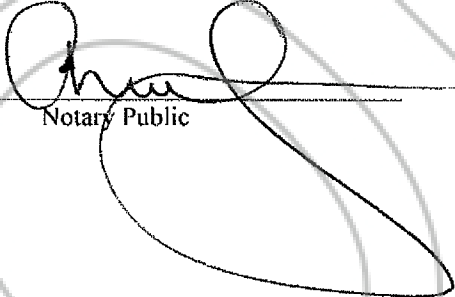
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12/24/2019


John P. Kelly

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on
12/31/19

By John P. Kelly.


Notary Public

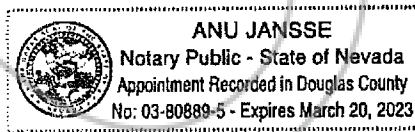


EXHIBIT "A"

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

PARCEL 1:

Lot 29, Block D, of the Final Subdivision Map, a Planned Unit Development, PD-0016/LDA 02-008 for CANYON CREEK MEADOWS, PHASE 1, filed in the office of the Douglas County Recorder on February 11, 2004, in Book 204, at Page 4470, as Document No. 604356.

PARCEL 2:

Together with the following easements for Access:

An easement for non-exclusive access purposes with the Easement Area, created in that certain document entitled "Master Grant Deed" executed by Ronald L. Simek, et al, recorded on December 31, 1996, as Document No. 403934, in Book 1296, Page 4911, of the Official Records of Douglas County, Nevada.

A non-exclusive 50 foot wide access easement, created in that certain document entitled "Easement Amendment Deed", executed by Little Mondeaux Limousin Corporation, recorded on February 25, 1998, as Document No. 433367, in Book 298, Page 4658, of the Official Records of Douglas County, Nevada.

An easement for pedestrian and vehicular Ingress and egress to and from that certain real property; and the installation, construction, repair, maintenance, and replacement of roadway improvements within the Easement Area, such as, without limitation, asphalt paving, cattle guard, and so forth, created in that certain Document entitled "Grant of Relocatable Private Access Easement (#OS6), executed by Ronald L. Simek, recorded on February 3, 2004, as Document No. 603676, in Book 204, Page 862, of the Official Records of Douglas County, Nevada.

A 50 foot wide access, Irrigation, and utility easement, over and across those certain lands described in document recorded on February 3, 2004, in Book 204, Page 954, as Document No. 603680, of the Official Records of Douglas County, Nevada.

A 60 foot private access, private irrigation, and public utility easement, as set forth on the Final Subdivision Map entitled CANYON CREEK MEADOWS PHASE 1, according to the plat thereof filed on February 11, 2004, in Book 204, Page 4470, as Document No. 604356, of the Official Records of Douglas County, Nevada.

PARCEL 3:

Also Together with the following Reservations, Easements and Covenants for the benefit of Parcel 1, herein:

Reservations pursuant to document entitled "Entry Reservation Memorandum for Parcel 14", recorded March 31, 2005, in Book 305, Page 14360, as Document No. 640525, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Ancillary Easements Memorandum", recorded March 31, 2005, in Book 305, Page 14366, as Document No. 640526, Official Records, Douglas County, Nevada;

Covenants pursuant to document entitled "Parcel 10 Memorandum", recorded March 31, 2005, in Book 305, Page 14373, as Document No. 640527, Official Records, Douglas County, Nevada;

Covenants pursuant to document entitled "TC Parcels Memorandum", recorded March 31, 2005, in Book 305, Page 14381, as Document No. 640528, Official Records and amended by document recorded March 31, 2005, in Book 305, Page 14388, as Document No. 640529, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Grant of Easement", recorded May 1, 2006, in Book 506, Page 168, as Document No. 673811, Official Records, Douglas County, Nevada;

Covenants pursuant to document entitled "Memorandum of Agreement", recorded May 1, 2006, in Book 506, Page 333, as Document No. 673834, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006, in Book 506, Page 347, as Document No. 673835, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006, in Book 506, Page 377, as Document No. 673836, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Reciprocal Parking and Access Easement Agreement", recorded July 24, 2006, in Book 706, Page 8118, as Document No. 680413, Official Records, Douglas County, Nevada;

Easement pursuant to document entitled "Grant of Mailbox Cluster Easement", recorded December 1, 2006, in Book 1206, Page 66, as Document No. 689800, Official Records, Douglas County, Nevada.

**Assessor's Parcel Number(s):
1419-26-410-014**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1419-26-410-014

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: \$740,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$740,000.00
 Real Property Transfer Tax Due: \$2,886.00

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 Escrow Officer
 Signature _____ Capacity _____

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

Print Name: John P. Kelly
 Address: PO Box 382
 City: Genoa
 State: NV Zip: 89411

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

Print Name: Jason R. Ballard and Lisa M. Ballard
 Address: P.O. Box 496
 City: Santa Ysabel
 State: CA Zip: 92070

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. #: 110683-ARJ

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