

DOUGLAS COUNTY, NV

2020-946624

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

05/26/2020 02:34 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E03

APN: 1420-07-110-014

R.P.T.T.: \$0.00

Escrow No.: 20002133-ES

When Recorded Return To:

Kelly L. Killian

3559 Shawnee Drive

Carson City, NV 89705

Mail Tax Statements to:

Kelly L. Killian

3559 Shawnee Drive

Carson City, NV 89705

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Kelly Killian, an unmarried man


do(es) hereby Grant, Bargain, Sell and Convey to
Kelly L. Killian, an unmarried man

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 22 day of May, 2020.

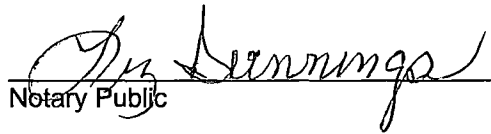


Kelly Killian

STATE OF NEVADA

COUNTY OF CARSON CITY

This instrument was acknowledged before me on this 22 day of May, 2020, by Kelly Killian



Notary Public

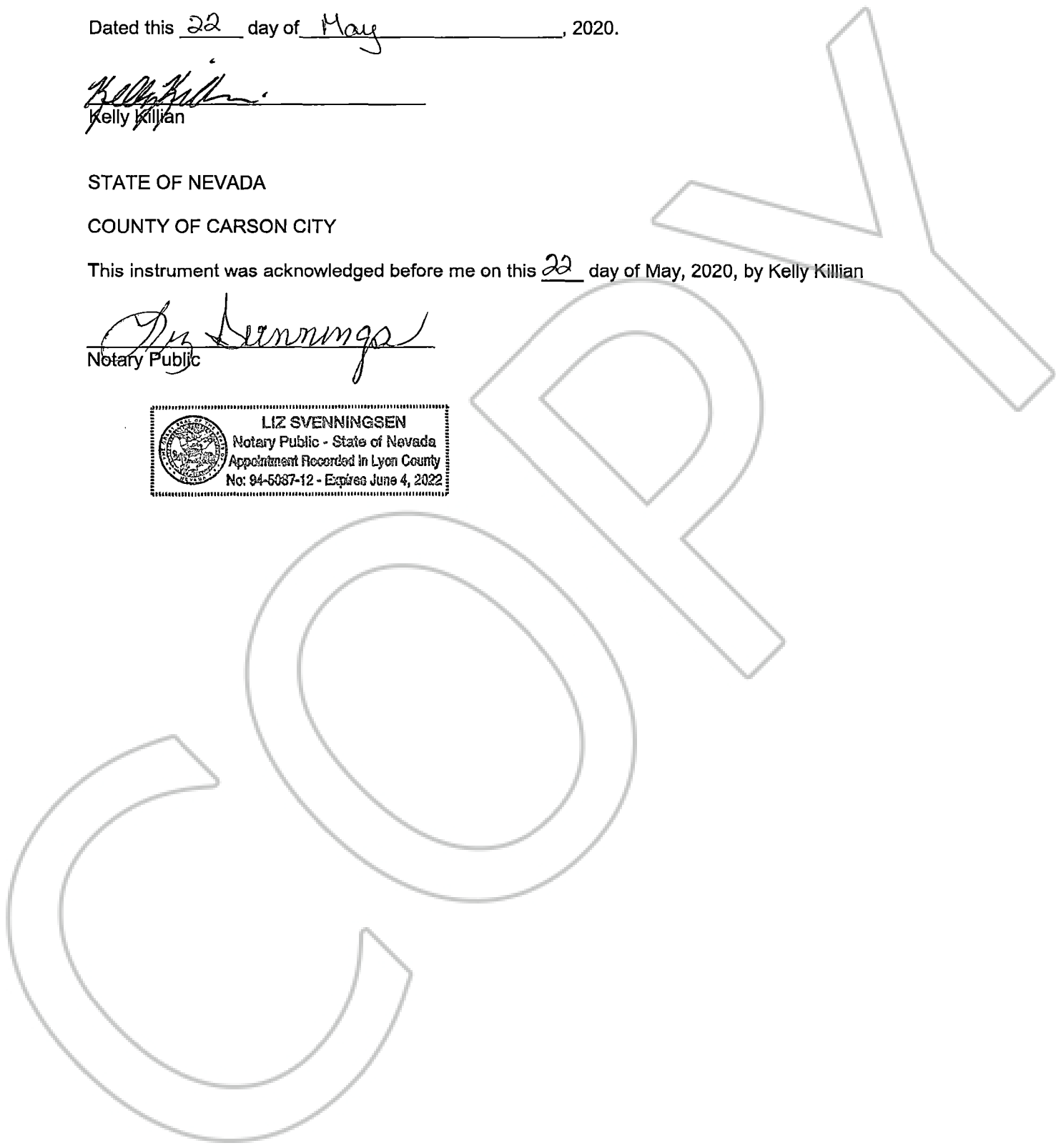


EXHIBIT A

Description of all that Lot, Piece or Parcel of land being known as Adjusted Lot 19, reflecting a Boundary Line Adjustment between Lots 19 and 20 of the Valley View Subdivision, recorded as Plat No. 231, Douglas County, Nevada. Said Lot being a portion of the N 1/2 of the NW 1/4, Section 7, Township 14 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, and being more particularly described as follows:

Commencing at the NE corner of said Lot 20, thence S 00° 06',30" E 633.55 feet to the True Point of Beginning, thence S 00°, 06',30" E 201.45 feet; thence N 89°,49',15" W 245.29 feet; thence N 00°,10',45" E 244.00 feet; thence N 86°, 44',30" E 138.33 feet; thence S 64°, 14',14" E 117.74 feet to the True Point of Beginning.

Containing 58,459 square feet, more or less.

Basis of Bearings: The South line of Lot 20, per a Plat Map for Valley View Subdivision by Johnstone Engineers, filed as Plat No. 231, Douglas County records. (N 89°,49'15" W)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) 1420-07-110-014
b) _____
c) _____
d) _____

2. Type of Property:
a) Vacant Land b) Sgl. Fam. Residence
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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$ 0.00
b. Deed in Lieu of Foreclosure Only (value of property) \$
c. Transfer Tax Value: \$
d. Real Property Transfer Tax Due: \$ 0.00

4. **IF EXEMPTION CLAIMED:**
a. Transfer Tax Exemption, per NRS 375.090, Section: 3
b. Explain Reason for Exemption: addition of middle initial w/o consideration
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 the 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

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Kelly Killian, an unmarried man</u>	Print Name: <u>Kelly L. Killian, an unmarried man</u>
Address: <u>315 Brande Way</u>	Address: <u>315 Brande Way</u>
City: <u>Washoe Valley</u>	City: <u>Washoe Valley</u>
State: <u>NV</u> Zip: <u>89704</u>	State: <u>NV</u> Zip: <u>89704</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20002133-ES
Address: 896 W Nye Ln., Suite 104
City: Carson City State: NV Zip: 89703