

A.P.N.: 1220-08-001-006
File No: 121-2590000 (MLR)
R.P.T.T.: \$5,760.30

When Recorded Mail To: Mail Tax Statements To:
Elizabeth F. Thieriot, Trustee
486 Green Acres Drive
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sally A. Kelley, Surviving Trustee of The Joe N. Kelley, and Sally A. Kelley Revocable Trust dated March 8, 2007

do(es) hereby *GRANT, BARGAIN and SELL* to

Elizabeth F. Thieriot, Trustee of The Elizabeth F. Thieriot Family Trust dated 2/7/2011.

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

PARCEL 1:

THE BOUNDARY LINE ADJUSTMENT BETWEEN ASSESSORS PARCEL NUMBERS 27-030-09 AND 27-030-10 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8 AS SHOWN ON THE RECORD OF SURVEY FOR IDA F. AND ANNE WENNHOLD FILED FOR RECORD IN BOOK 692 AT PAGE 3256 AS DOCUMENT NUMBER 281266, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AND FROM WHICH POINT THE NORTH 1/4 CORNER OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M. BEARS NORTH 89° 50' 00" EAST A DISTANCE OF 2,627.26 FEET (RECORD 2,627.12 FEET) AS SHOWN ON SAID MAP; THENCE FROM SAID NORTHEAST CORNER OF SECTION 8 ALONG THE NORTH LINE OF SAID SECTION SOUTH 89° 46' 11" WEST A DISTANCE OF 1,314.26 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE ALONG THE EAST LINE THEREOF SOUTH 00° 10' 15" EAST, A DISTANCE OF 661.03 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89° 45' 09" WEST A

DISTANCE OF 13.05 FEET TO A POINT IN AN EXISTING FENCE LINE WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID FENCE LINE SOUTH 00° 05' 58" EAST A DISTANCE OF 661.04 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89° 44' 07" WEST A DISTANCE OF 674.71 FEET; THENCE LEAVING SAID LINE NORTH 02° 31' 42" EAST A DISTANCE OF 662.02 FEET TO THE NORTHWEST CORNER OF AFORESAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG SAID NORTH LINE NORTH 89° 45' 09" EAST A DISTANCE OF 644.36 TO THE TRUE POINT OF BEGINNING.

ALSO KNOWN AS ADJUSTED PARCEL B AS SHOWN BY RECORD OF SURVEY RECORDED MAY 24, 1995 IN BOOK 595, PAGE 3898, AS DOCUMENT NO. 362786, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA

PARCEL 2:

TOGETHER WITH A PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT 30.00 FEET IN WIDTH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE MOST WESTERLY 30.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA LYING ADJACENT TO, PARALLEL WITH AND EASTERLY OF THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8.

NOTE: THE ABOVE SAID PARCELS METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 31, 2018 AS INSTRUMENT NO. 2018-924129 IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA.

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.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 05/13/2020

Sally A. Kelley, Surviving Trustee of the Joe N. Kelley and Sally A. Kelley Revocable Trust dated March 8, 2007.

Sally A. Kelley
Sally A. Kelley, Surviving Trustee

STATE OF **NEVADA**)
) : ss.
COUNTY OF **WASHOE**)

This instrument was acknowledged before me on June 3, 2020 by Sally A. Kelley.

Jennifer Bommarito
Notary Public Jennifer Bommarito
(My commission expires: Aug 29, 2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 13, 2020** under Escrow No. **121-2590000**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-08-001-006
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$1,469,943.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$1,469,943.00
 d) Real Property Transfer Tax Due \$5,733.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 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: [Signature]
 Signature: _____

Capacity: grantee
 Capacity: _____

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

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

The Joe N. Kelley and Sally A. Kelley Revocable Trust Dated
 Print Name: March 8, 2007
 Address: _____
 City: _____
 State: _____ Zip: _____

Elizabeth F. Thieriot,
 Trustee of The Elizabeth F. Thieriot Family Trust
 Print Name: dated 2
 Address: 486 Green Acres Drive
 City: Gardnerville
 State: NV Zip: 89460

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

First American Title Insurance
 Print Name: Company
 Address: 5310 Kletzke Lane, Suite 100
 City: Reno

File Number: 121-2590000 MLR/ dm
 State: NV Zip: 89511-2043

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