

APN: 1320-32-802-001

When Recorded, Mail To:
Kevin Hickey
1472 U.S. Highway 395 North
Gardnerville, NV 89410

Mail Tax Statements To:
Kevin Hickey
1472 U.S. Highway 395 North
Gardnerville, NV 89410



KAREN ELLISON, RECORDER E05

GRANT, BARGAIN AND SALE DEED

This Indenture made this 29 day of July, 2020, by and between THERESA LYNN HICKEY (“Grantor”) and THERESA LYNN HICKEY, KEVIN STANLEY HICKEY and BETHANY ALLISON HICKEY as joint tenants with right of survivorship (collectively “Grantee”).

WITNESSETH:

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, that said Grantor do, by these presents, grant, bargain, sell and convey all of its respective right, title, and interest unto the Grantee and its successors and assigns, in that certain real property situate in the County of Douglas, State of Nevada, described in Exhibit “A” attached hereto and made a part hereof.

TOGETHER WITH all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.


THERESA LYNN HICKEY

STATE OF Nevada)

COUNTY OF Douglas)

On this 29th day of July, 2020, personally appeared before me, a Notary Public, Theresa Lynn Hickey, who acknowledged executing the above instrument.

Jodi O. Stovall
Notary Public

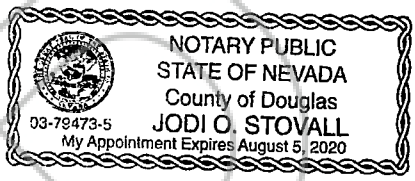
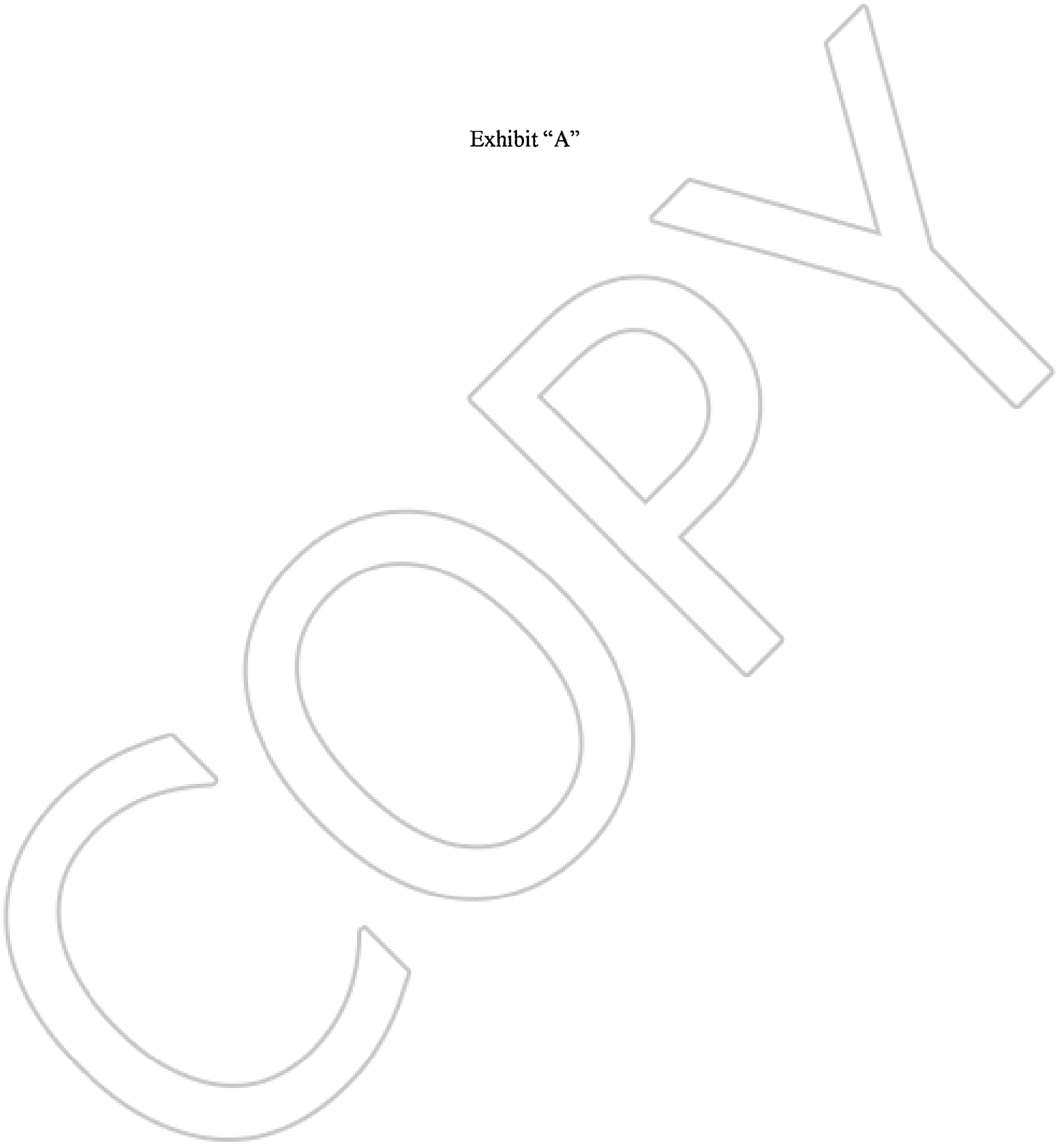


Exhibit "A"



PARCEL 1

COMMENCING at a point on the South side of Main Street (U.S. 395), being the Northwest corner of the parcel owned by Myron P. Dressler, said point also described as lying Northerly 75 feet from the Northwest corner of Main and Jackson Streets;

Thence in a Southerly direction along the West boundary of said Dressler parcel, a distance of

150 feet;

Thence at right angles Westerly, a distance of 75 feet to a point on the East boundary of Parcel

C of the Parcel Map for S.O.K.W.S., a General Partnership, filed as Document No. 84119;

Thence Northerly along said Easterly boundary, a distance of 150 feet to the South line of Main

Street;

Thence Easterly along said South line, a distance of 75 feet to the POINT OF BEGINNING.

PARCEL 2

COMMENCING at a point on the South side of Main Street (U.S. 395), being the Northwest corner of the parcel of land owned by Myron P. Dressler, said point also described as lying Northerly 75 feet from the Northwest corner of Main and Jackson Streets;

Thence in a Southerly direction along the West boundary of said Dressler parcel a distance of

150 feet to the TRUE POINT OF BEGINNING;

Thence in a Westerly direction along the Southerly boundary of Parcel 1 hereinabove, a distance of 76 feet, more or less, to the East boundary of Parcel C of the Parcel map for S.O.K.W.S., a General Partnership, filed as Document No. 84119;

Thence Southerly along said Easterly boundary, a distance of 50 feet to the Southeast corner of said Parcel C;

Thence Easterly at right angles, a distance of 76 feet, more or less, to the Southwest corner of

the Myron P. Dressler parcel;

Thence Northerly along said West Dressler boundary, a distance of 50 feet to the POINT OF BEGINNING.

Per NRS 111.312, this legal description was previously recorded on June 7, 1985, in Book 685, at Page 446, as Document No. 118311, of Official Records.

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1320 - 32 - 802 - 001
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: ADD SON & DAUGHTER-IN-LAW TO TITLE

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 Theresa Hickey Capacity owner
Signature _____ Capacity _____

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

Print Name: Theresa Hickey
Address: 1772 US Highway 395 No.
City: GARDNERVILLE
State: NV Zip: 89410

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

Print Name: SAME
Address: _____
City: _____
State: _____ Zip: _____

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

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

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