

DOUGLAS COUNTY, NV **2020-952135**  
RPTT:\$1306.50 Rec:\$40.00  
\$1,346.50 Pgs=3 **09/08/2020 01:01 PM**  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**WHEN RECORDED MAIL TO:**

Robert L. Keehne  
Dolores J. Keehne  
968 Parkview Court

Carson City, NV 89705

**MAIL TAX STATEMENTS TO:**

Robert L. Keehne  
968 Parkview Court

Carson City, NV 89705

Escrow No. 2005720-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.

(Pursuant to NRS 239b.030)

APN No.: 1420-07-715-002

R.P.T.T. \$1,306.50

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Paul S. Franco, Trustee of The Franco and Lear Living Trust dated October 29, 2015

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Robert L. Keehne and Dolores J. Keehne husband and wife as joint tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

**Paul S. Franco, Trustee of The Franco  
and Lear Living Trust dated October 29,  
2015**

*Paul Franco*

**Paul S. Franco, Trustee**

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

*9/3/2020*

This instrument was acknowledged before me on , \_\_\_\_\_  
by Paul S. Franco, Trustee of The Franco and Lear Living Trust dated October 29, 2015

\_\_\_\_\_  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02005720.



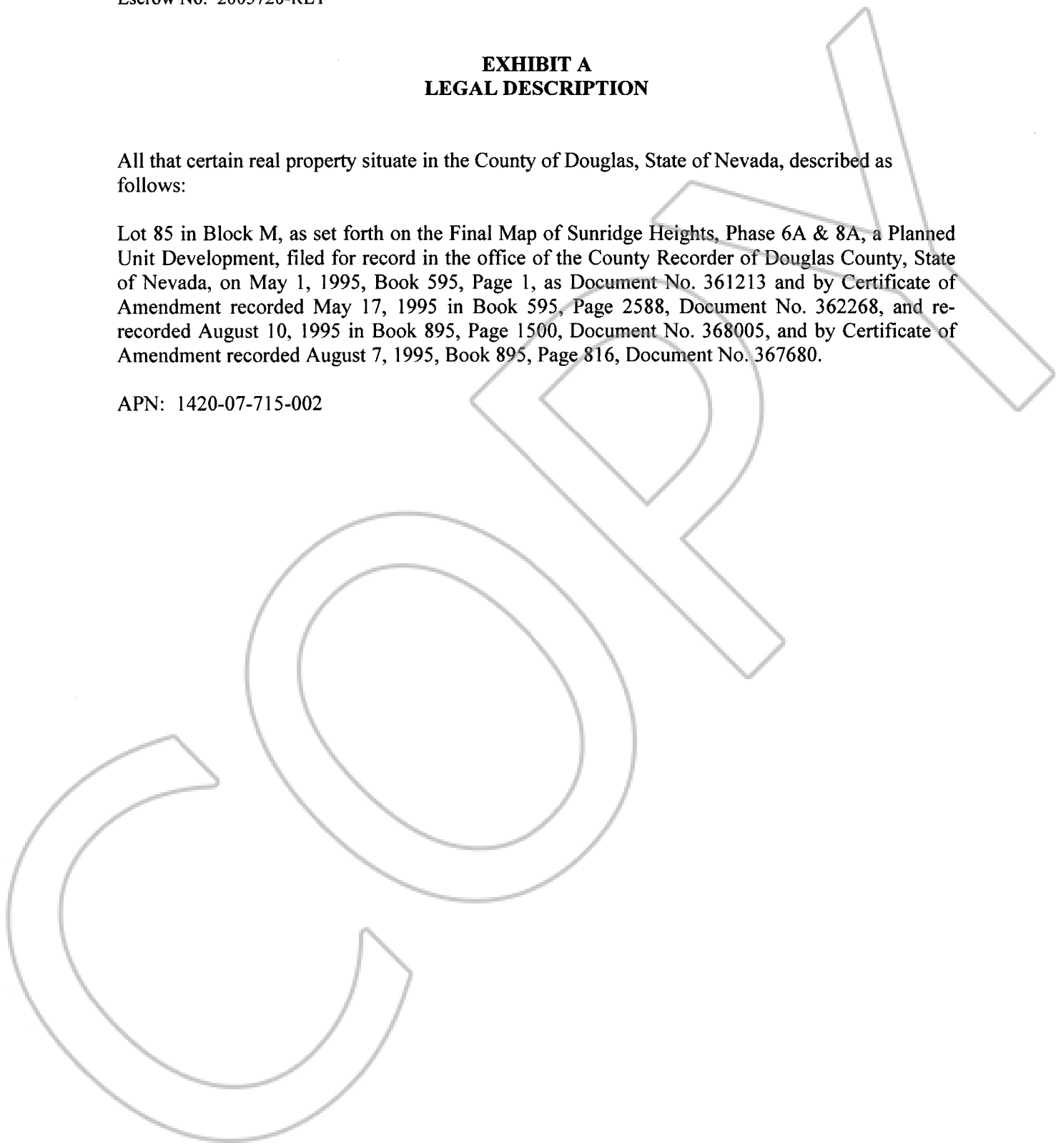
Escrow No. 2005720-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 85 in Block M, as set forth on the Final Map of Sunridge Heights, Phase 6A & 8A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 1, 1995, Book 595, Page 1, as Document No. 361213 and by Certificate of Amendment recorded May 17, 1995 in Book 595, Page 2588, Document No. 362268, and re-recorded August 10, 1995 in Book 895, Page 1500, Document No. 368005, and by Certificate of Amendment recorded August 7, 1995, Book 895, Page 816, Document No. 367680.

APN: 1420-07-715-002



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-07-715-002  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:      \$ 335,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      \$ \_\_\_\_\_  
 c. Transfer Tax Value      \$ 335,000.00  
 d. Real Property Transfer Tax Due:      \$ 1,306.50

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Paul S. Franco, Trustee of The Franco and Lear Living Trust dated October 29, 2015  
 Address: 162 Patricia Ln  
 City: Coleville  
 State: Zip: CA 96107

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Robert L. Keehne  
Robert J Keehne  
 Address: 968 Parkview Court  
 City: Washoe Valley  
 State: NV Zip: 89704

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc.      Escrow No.: 02005720-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED