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KAREN ELLISON, RECORDER E07

Natalia K. Vander Laan, Esq.

**A.P.N.: 1320-33-211-011**

**Recording Requested By:** )  
Patricia O’Kelly )  
1225 Lasso Lane )  
Gardnerville, NV 89410 )

**When Recorded Mail to:** )  
Patricia O’Kelly )  
1225 Lasso Lane )  
Gardnerville, NV 89410 )

**Mail Tax Statement to:** )  
Patricia O’Kelly )  
1225 Lasso Lane )  
Gardnerville, NV 89410 )

RPTT: \$0.00 Exempt (7)  
Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT:

PATRICIA A. O’KELLY, who holds title as PATRICIA A. O’KELLY, unmarried woman, after the death of husband, Bernard O’Kelly,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

SHARON TERESA O’KELLY CAMPBELL, Trustee or her successors in trust, under the PATRICIA A. O’KELLY REVOCABLE LIVING TRUST, dated August 28, 2020, and any amendments thereto.

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described below, together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Legal description:

Lot 162 as shown on the FINAL MAP PLANNED UNIT DEVELOPMENT PD 04-008 THE RANCH AT GARDNERVILLE PHASE IIB, recorded in the office of the Douglas County Recorder, State of Nevada on December 17, 2013 in Book 1213 at Page 2826 as Document No. 835604, of Official Records.

Subject to:

1. Taxes for the current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easement now of record, if any.

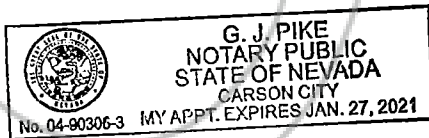
This deed was prepared without the benefit of title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Executed on August 28, 2020, in Douglas County, State of Nevada.

*Patricia A. O'Kelly*  
 PATRICIA A. O'KELLY

STATE OF NEVADA            )  
   ): ss  
 COUNTY OF Douglas        )

This instrument was acknowledged before me this 28<sup>th</sup> day of August, 2020, by PATRICIA A. O'KELLY.



*G. J. Pike*  
 \_\_\_\_\_  
 NOTARY PUBLIC

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-33-211-011  
 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: <u>10/14/20</u> <u>Just ok ~ AB</u>	

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: A transfer of title to or from a trust,  
if the transfer is made without consideration.

5. Partial Interest: Percentage being transferred: 100.00 %

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 Patricia A. O'Kelly Capacity Grantor/Grantee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: PATRICIA A. O' KELLY  
 Address: 1225 Lasso Lane  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: PATRICIA A. O' KELLY, Trustee  
 Address: 1225 Lasso Lane  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: Sharon Campbell Escrow # \_\_\_\_\_  
 Address: 1854 Dorian Dr.  
 City: Twin Falls State: ID Zip: 83301