

DOUGLAS COUNTY, NV

**2021-966630**

RPTT:\$1333.80 Rec:\$40.00

\$1,373.80 Pgs=2

**04/30/2021 10:33 AM**

TICOR TITLE - CC (NVTH3K)

**KAREN ELLISON, RECORDER**

WHEN RECORDED MAIL TO:

Harvie Keith  
Amanda R Keith  
699 Bowles Lane  
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2102431-DKD

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.: 1220-22-310-022

R.P.T.T. \$1,333.80

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Harry Tedsen, Trustee under The Revocable Trust of Harry Tedsen dated May 2, 1986 and Amended July 22, 1991

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Harvie Keith and Amanda R Keith, husband and wife, as joint tenants

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

Lot 657 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974, in Book 374, Page 676, as Document No. 72456, Official Records

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

Signature and notary acknowledgement on page two.

**The Revocable Trust of Harry Tedsen**

*Harry Tedsen - Trustee*  
**Harry Tedsen, Trustee**

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, April 29th, 2021  
by Harry Tedsen, Trustee

*Cindy McTammany*  
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02102431.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a. 1220-22-310-022  
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'/Ind'l  
g.  Agricultural                        h.  Mobile Home  
i. Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:	\$ <u>342,000.00</u>
b. Deed in Lieu of Foreclosure Only (value of property)	\$ _____
c. Transfer Tax Value	\$ <u>342,000.00</u>
d. Real Property Transfer Tax Due:	\$ <u>1,333.80</u>

4. **If Exemption Claimed**  
a. Transfer Tax Exemption, per NRS 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 _____	Capacity _____
Signature <u>[Handwritten Signature]</u>	Capacity <u>Trustee / Grantor</u>

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
Print Name: Harry Tealson, Trustee  
Address: 194 Aspen Hill Ct  
City: Gardnerville  
State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
Print Name: Harvie Keith, et al  
Address: 699 Bowles Ln  
City: Gardnerville NV 89410  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02102431-010-DKD  
Address: 307 W. Winnie Lane Suite #1  
City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED