

DOUGLAS COUNTY, NV **2022-982886**  
RPTT:\$3412.50 Rec:\$40.00  
\$3,452.50 Pgs=2 **03/23/2022 01:56 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1319-34-002-016  
R.P.T.T.: \$3,412.50  
Escrow No.: 22025867-DR  
When Recorded Return To:  
Shawn Flaherty and Veronica Flaherty  
126 Aspen Way  
Stateline, NV 89449

Mail Tax Statements to:  
Shawn Flaherty and Veronica Flaherty  
126 Aspen Way  
Stateline, NV 89449

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Jeffrey I. Phillips, Successor Trustee of The Phillips Living Trust, dated August 12, 1999**

do(es) hereby Grant, Bargain, Sell and Convey to

**Shawn Flaherty and Veronica Flaherty, husband and wife, as joint tenants with right of survivorship**

all that real property situated in the County of Douglas , State of Nevada, described as follows:

Parcel B-1, as set forth on that certain Parcel Map for Dubin/Deacon recorded August 16, 1990, in Book 890, Page 2254, as Document No. 232415, Official Records, Douglas County, Nevada.

APN: 1319-34-002-016

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

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 22025867-DR

Dated this 21<sup>st</sup> day of March, 2022.

The Phillips Living Trust

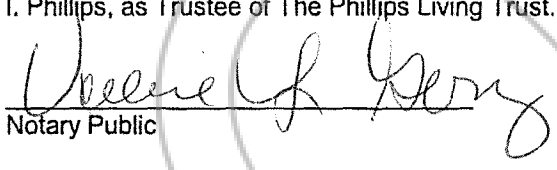
BY: 

Jeffrey I. Phillips  
Trustee

STATE OF NEVADA v.b. Ohio

COUNTY OF Wahoning

This instrument was acknowledged before me on this 21<sup>st</sup> day of March, 2022 by Jeffrey I. Phillips, as Trustee of The Phillips Living Trust.

  
Notary Public



**VALERIE L. GOMEZ**

**NOTARY PUBLIC  
STATE OF OHIO**

**My Commission  
Expires  
March 27, 2022**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-34-002-016  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.        f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$875,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$875,000.00  
 d. Real Property Transfer Tax Due: \$3,412.50

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 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 the 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: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

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

Jeffrey I. Phillips, Successor Trustee of  
 The Phillips Living Trust, dated August  
 Print Name: 12, 1999  
 Address: 205 Woodys Place  
 City: Gardnerville  
 State: NV                      Zip: 89460

Shawn Flaherty and Veronica Flaherty  
 Print Name: Shawn Flaherty and Veronica Flaherty  
 Address: PO Box 12275  
 City: Zephyr Cove  
 State: Nevada                      Zip: 89448

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22025867-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City                      State: NV                      Zip: 89703