

DOUGLAS COUNTY, NV **2022-983352**  
RPTT:\$7215.00 Rec:\$40.00  
\$7,255.00 Pgs=3 **04/05/2022 01:20 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1318-15-111-039  
R.P.T.T.: \$7,215.00  
Escrow No.: 22025598-DR  
When Recorded Return To:  
Harvey Jay Freeman Revocable Trust dated  
July 29, 2008  
PO Box 10391  
Zephyr Cove, NV 89448

Mail Tax Statements to:  
Harvey Jay Freeman Revocable Trust dated  
July 29, 2008  
PO Box 10391  
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDER'S USE

### **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Kelly Susan Ireland, Trustee of The Kelly Susan Ireland Living Trust dated November 16, 2016**

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

**Harvey Jay Freeman, Trustee of Harvey Jay Freeman Revocable Trust dated July 29, 2008 and  
Sharla Freeman, Trustee of The Sharla Freeman Revocable Trust dated July 29, 2008**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 4 day of April, 2022.

The Kelly Susan Ireland Living Trust dated November 16, 2016

BY: Kelly Susan Ireland, TR  
Kelly Susan Ireland, Trustee

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 4th day of April, 2022, by Kelly Susan Ireland, as Trustee of The Kelly Susan Ireland Living Trust dated November 16, 2016.

Lori L. Kohler

Notary Public



## EXHIBIT A

### PARCEL 1:

Unit No. 90, of PINEWILD UNIT NO. 2, A Condominium, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on October 23, 1973, in Book 1073, Page 1058, as Document No. 69660.

### PARCEL 2:

The exclusive right to the use and possession of those certain patio areas adjacent to said unit designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel 1 above.

### PARCEL 3:

An undivided interest as tenants in common as such interests are set forth and further delineated by percentages in Book 377 on Pages 417 through 421, of the real property description on the Subdivision Map referred to in Parcel 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, recorded March 11, 1974, in Book 374, Page 193 of Official Records, and Supplemental to Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, recorded March 9, 1977, in Book 377, Page 411, of Official Records, as Limited Common Area and thereby allocated to the unit described in Parcel 1 above, excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

### PARCEL 4:

Non-exclusive easements appurtenant to Parcel 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Area defined and set forth in the Declaration of Covenants, Conditions and Restrictions of PINEWILD, more particularly described in the description of parcel 3 above.

Assessors Parcel No.: 1318-15-111-039

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-15-111-039  
 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: \$1,850,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$1,850,000.00  
 d. Real Property Transfer Tax Due: \$7,215.00

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: [Signature] Capacity: \_\_\_\_\_ Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

Print Name: Kelly Susan Ireland, Trustee of The Kelly Susan Ireland Living Trust dated November 16, 2016  
 Address: 235 Juniper Hill Rd  
 City: Reno  
 State: NV Zip: 89519

Print Name: Harvey Jay Freeman, Trustee of Harvey Jay Freeman Revocable Trust dated July 29, 2008 and Sharla Freeman, Trustee of The Sharla Freeman Revocable Trust dated July 29, 2008  
 Address: PO Box 10391  
 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. #: 22025598-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703