

DOUGLAS COUNTY, NV  
RPTT:\$3412.50 Rec:\$40.00  
\$3,452.50 Pgs=3  
SIGNATURE TITLE - MINDEN  
KAREN ELLISON, RECORDER

**2022-984369**

**04/29/2022 11:57 AM**

**A.P.N.: 1420-34-811-019**

**RECORDING REQUESTED BY:  
Signature Title Company LLC  
1664 Highway 395 Suite 106  
Minden, NV 89423**

**MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:**

**Carly Kelly and Noah Kelly  
1569 Chiquita Dr  
Minden, NV 89423**

**Escrow No.: 710113-NF**

RPTT \$3,412.50

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

THIS INDENTURE WITNESSETH: That

**Russ W. Peterson and Tamara M. Peterson, husband and wife as joint tenants**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Carly Kelly and Noah Kelly, wife and husband, as joint tenants**


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

**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

  
\_\_\_\_\_  
Russ W. Peterson

  
\_\_\_\_\_  
Tamara M. Peterson

STATE OF NEVADA } ss:  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 4/26/2022

by RUSS W. PETERSON AND TAMARA M. PETERSON

N. Frey (seal)  
\_\_\_\_\_  
Notary Public



**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,  
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 15, as shown on the map of El Rancho Estates, filed for record in the office of the County  
Recorder of Douglas County, Nevada, on April 23, 1962, as Document No. 19910.

APN: 1420-34-811-019



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1420-34-811-019
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land Res.
- b)  Single Fam.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other

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

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$875,000.00  
 Transfer Tax Value \$875,000.00  
 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 %**

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 [Signature] Agent  
 Signature \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(Required)**

Print Name: Russ W. Peterson and Tamara M. Peterson  
 Address: P.O. Box 225  
Carson City, NV 89702

**BUYER (GRANTEE) INFORMATION**

**(Required)**

Print Name: Carly Kelly and Noah Kelly  
 Address: 1569 Chiquita Dr  
Minden, NV 89423

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

Print Name: Signature Title Company LLC Escrow #: 710113-NF  
 Address: 1664 Highway 395 Suite 106, Minden, NV 89423

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**