

APN# 1219-15-001-024

Recording Requested by/Mail to:

Name: The O'Mara Law Firm, P.C.

Address: 311 E. Liberty Street

City/State/Zip: Reno, NV 89501

Mail Tax Statements to:

Name: Edward Peters, Trustee

Address: 951 Sheridan Lane

City/State/Zip: Gardnerville, NV 89460

Grant, Bargain and Sale Deed

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Edward K. Peters

Signature

Edward Kirkland Peters

Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APN: 1219-15-001-024

When Recorded Mail to:  
The O'Mara Law Firm, P.C.  
311 E. Liberty Street  
Reno, NV 89501

Mail Tax Statements to:  
Edward Peters  
951 Sheridan Lane  
Gardnerville, NV 89460

**GRANT, BARGAIN AND SALE DEED**

FOR NO CONSIDERATION, and pursuant to that certain Order Setting Aside Estate Without Administration entered by the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, a copy of which has been recorded with the Douglas County Recorder, EDWARD KIRKLAND PETERS, Personal Representatives of the Estate of DOLLY GAY PETERS does hereby grant, bargain, sell and convey to EDWARD KIRKLAND PETERS, Successor Trustee of the Dolly Gay Peters Family Trust, and to the heirs and assigns of such Grantee forever, all the Decedent's interest in the real property situate in the County of Douglas, State of Nevada, commonly known as 951 Sheridan Lane, and more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

The legal description was obtained from that certain Grant, Bargain, Sale Deed recorded with the Douglas County Recorder on October 19, 1994, as Document No. 348890.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto

belonging or in any way appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness my hand this 25 day of May, 2022.

*Edward K. Peters*

EDWARD KIRKLAND PETERS, Personal  
Representative Estate of Dolly Gay Peters  
951 Sheridan Lane  
Gardnerville, NV 89460

STATE OF NEVADA        )  
                                      : ss.  
COUNTY OF WASHOE    )

On this 25<sup>th</sup> day of May, 2022, before me, a Notary Public in and for the aforesaid County and State, personally appeared EDWARD KIRKLAND PETERS, known to me, or proved to me upon the basis of satisfactory evidence, to be the person whose name is subscribed to the foregoing GRANT, BARGAIN AND SALE DEED and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

*Valerie Weis*

NOTARY PUBLIC

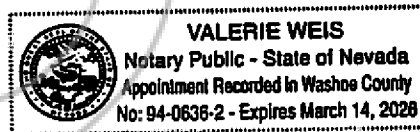


EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, AND IN THE NORTHWEST QUARTER OF SECTION 14, IN TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M. DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE NORTH ONE QUARTER CORNER OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 19 EAST, BEARS NORTH 73° 12' 34" EAST, 2932.12 FEET; THENCE RUNNING SOUTH 64° 00' 25" WEST A DISTANCE OF 200.00 FEET TO THE EAST SIDE OF SHERIDAN LANE; THENCE ALONG SHERIDAN LANE SOUTH 25° 59' 35" EAST, A DISTANCE OF 480.00 FEET TO A POINT; THENCE NORTH 64° 00' 25" EAST, A DISTANCE OF 200.00 FEET TO A POINT; THENCE NORTH 25° 59' 35" WEST, A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING.



Douglas County Recorder's Office

Karen Ellison, Recorder

<http://recorder.co.douglas.nv.us>

[kellison@co.douglas.nv.us](mailto:kellison@co.douglas.nv.us)

(775) 782-9027

## LEGIBILITY NOTICE

The Douglas County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties right may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed, it may not reproduce a legible copy.

  
\_\_\_\_\_  
Signature

5-25-22  
\_\_\_\_\_  
Date

Edward Kirkland Peters  
\_\_\_\_\_  
Printed Name

MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

Main phone (775) 782-9025 - FAX (775) 783-6413

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1219-15-001-024  
 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: _____	
_____ Trust Verified BC	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 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: Transfer of title into trust without consideration

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 Edward K Peters Capacity Personal Representative

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Dolly Gay Peters, Deceased  
 Address: 951 Sheridan Lane  
 City: Gardnerville  
 State: NV Zip: 89460

Print Name: Edward Kirkland Peters, Trustee  
 Address: 951 Sheridan Lane  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: The O'Mara Law Firm, P.C. Escrow # N/A  
 Address: 311 E. Liberty Street  
 City: Reno State: NV Zip: 89501

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)