

DOUGLAS COUNTY, NV **2022-986720**  
RPTT:\$2273.70 Rec:\$40.00  
\$2,313.70 Pgs=2 **06/27/2022 03:24 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1320-29-710-010
<b>R.P.T.T.</b>	\$2,273.70
<b>File No.:</b>	1723013 sa
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Emeline Keeney	
1158 Dapple Drive	
Minden, NV 89423	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Colin Nealon and Tamara Gebhardt, husband and wife as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Emeline Keeney, a single woman** all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 398 of HEYBOURNE MEADOWS PHASE IVA & A PORTION OF PHASE V, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on June 24, 2020, as Instrument No. 2020-948154 of Official Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 22, 2022

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

*Colin Nealon*  
Colin Nealon

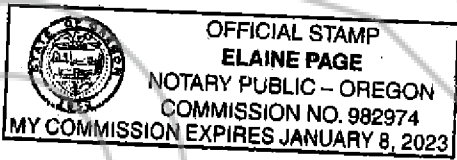
*Tamara Gebhardt*  
Tamara Gebhardt

State of OREGON )  
County of WASHINGTON ) ss

This instrument was acknowledged before me on the 22<sup>nd</sup> day of June, 2022  
By: Colin Nealon and Tamara Gebhardt

Signature: *Elaine Page*  
Notary Public

My Commission Expires: 01/08/2023



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-29-710-010  
 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  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 583,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:     \$ 583,000.00  
 d. Real Property Transfer Tax Due                                 \$ 2,273.70

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 SA Capacity \_\_\_\_\_ Grantor Escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Colin Nealon and Tamara Gebhardt  
 Address: 3032 NE Jackson School Rd  
 City: Hillsboro  
 State: OR Zip: 97124

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Emeline Keeney  
 Address: 1158 Dapple Drive  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1723013 sa  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410