

DOUGLAS COUNTY, NV **2022-987635**  
RPTT:\$3042.00 Rec:\$40.00  
\$3,082.00 Pgs=2 **07/19/2022 03:49 PM**  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1420-27-801-028  
File No: 143-2654974 (et)  
R.P.T.T.: \$3,042.00

When Recorded Mail To: Mail Tax Statements To:  
The Deborah Lynn Boykin Revocable Trust  
928 Sea Cliff Dr  
Carlsbad, CA 92011

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Nelle D. O'Neill, Trustee under Declaration of Trust dated December 3, 1986

do(es) hereby *GRANT, BARGAIN and SELL* to

Deborah L. Boykin, as trustee of The Deborah Lynn Boykin Revocable Trust dated  
2/10/2005

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

**BEING A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27  
TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M., MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:**

**PARCEL D-2D-2 OF THAT CERTAIN PARCEL MAP NO. 1 FOR ROBERT B. FREDLUND,  
RECORDED JULY 22, 1991, BOOK 791, PAGE 3363, DOCUMENT NO. 255707, OFFICIAL  
RECORDS OF DOUGLAS COUNTY, NEVADA.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and  
water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents,  
issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now  
of record.

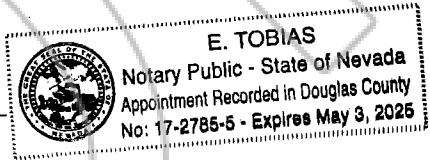
Nelle D. O'Neill, Trustee under declaration of  
Trust dated December 3, 1986

Nelle D. O'Neill, Trustee  
Nelle D. O'Neill, Trustee

STATE OF **NEVADA** )  
 ) : ss.  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on 7-15-22 by  
**Nelle D. O'Neill, Trustee.**

[Signature]  
Notary Public  
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2654974.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1420-27-801-028  
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$780,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$780,000.00  
 d) Real Property Transfer Tax Due \$3,042.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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]  
 Signature: \_\_\_\_\_

Capacity: [Signature]  
 Capacity: \_\_\_\_\_

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

John M O'Neill and Nelle D. O'Neill, Trustees under  
 Print Name: declaration of Trust dated D  
 Address: 561 Seneca Dr  
 City: South Lake Tahoe  
 State: CA Zip: 96150

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

The Deborah Lynn Boykin  
 Print Name: Revocable Trust  
 Address: 928 Sea Cliff Dr  
 City: Carlsbad  
 State: CA Zip: 92011

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

First American Title Insurance  
 Print Name: Company File Number: 143-2654974 et/ et  
 Address 1663 US Highway 395, Suite 101  
 City: Minden State: NV Zip: 89423

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