

DOUGLAS COUNTY, NV  
RPTT:\$2336.10 Rec:\$40.00  
\$2,376.10 Pgs=4  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2022-987981**

**07/29/2022 02:15 PM**

WHEN RECORDED MAIL TO:  
Lindsay R Alvis  
Shayne C Alvis  
1973 Mule Lane  
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2203187-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1220-24-601-045  
R.P.T.T. \$2,336.10

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Tia Kelly-Mandel Successor Trustee of the Martin Joyce 2022 Trust dated January 21, 2022

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Lindsay R Alvis and Shayne C Alvis wife and husband as joint tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

Tia Kelly-Mandel Successor Trustee of  
the Martin Joyce 2022 Trust dated  
January 21, 2022

Tia Kelly-Mandel  
Tia Kelly-Mandel, Successor Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , \_\_\_\_\_  
by Tia Kelly-Mandel, Successor Trustee of the Martin Joyce 2022 Trust dated January 21, 2022

\_\_\_\_\_  
NOTARY PUBLIC

*see attached*  
MSO

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02203187.

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN MATEO S.S.

On 07-27-2022 before me, MA S. OO, NOTARY PUBLIC

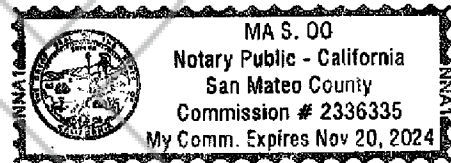
personally appeared TIA KELLY-MANDEL

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MA S. OO



## OPTIONAL INFORMATION

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of GRANT, BARGAIN, SALE DEED

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification     credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other

Additional Signer     Signer(s) Thumbprints(s)

Escrow No. 2203187-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, described as follows:

Commencing at the East 1/4 corner of said Section 24, as set forth on that certain parcel map for PHIL SULLIVAN, that was filed for record in the office of the County Recorder of Douglas County, Nevada, on the 16th day of June, 1980, in Book 680, at Page 1330, as Document No. 45330 of Official Records;

Thence North 00°07'45" East, 331.00 feet along the East line of said Section 24, to the Southeast corner of Parcel D, as set forth on said parcel map;

Thence West 205.60 feet along the South line of said Parcel D to the POINT OF BEGINNING;

Thence continuing West, 142.36 feet;

Thence North 331.00 feet;

Thence East, 142.36 feet;

Thence South 331.00-feet to the POINT OF BEGINNING.

Being a portion of Parcel D, as shown on the parcel map for PHIL SULLIVAN, recorded in the office of the County Recorder, Douglas County, Nevada, on June 16, 1980, in Book 680, Page 1330, as Document No. 45330. The aforementioned map being a resubdivision of Lot 6, as shown on the map of RUHENSTROTT RANCHOS, recorded in the office of the Recorder, Douglas County, Nevada, on April 14, 1954, as Document No. 27706.

APN: 1220-24-601-045

Note: Document No. 2022-980333 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-24-601-045  
 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: _____	

3. a. Total Value/Sales Price of Property: \$ 599,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 599,000.00  
 d. Real Property Transfer Tax Due: \$ 2,336.10

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] Capacity: Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Tia Kelly-Mandel Successor Trustee of the Martin Joyce 2022 Trust dated January 21, 2022  
 Address: 2545 Hayward Drive  
 City: Burlingame CA 94010  
 State: Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Lindsay R Alvis and Shayne C Alvis  
 Address: 1973 Mule Lane  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02203187-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED