

DOUGLAS COUNTY, NV
RPTT:\$1051.05 Rec:\$40.00
\$1,091.05 Pgs=4
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2022-988078

08/02/2022 02:47 PM

WHEN RECORDED MAIL TO:
Floyd A. French
Patricia French
8 Pinehurst Ct
Etowah, NC 28729

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2203042-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.: 1022-15-001-040
R.P.T.T. \$1,051.05

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Victoria J. Kearney Successor Trustee of The Kearney Trust
Dated June 21,1988

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Floyd A. French and Patricia French Trustess of The Floyd A French and
Patricia French Revocable Trust dated January 8,1999

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.

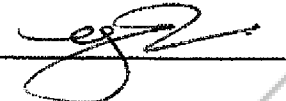
Signature and notary acknowledgement on page two.

Victoria J. Kearney Successor Trustee of
The Kearney Trust Dated June 21, 1988

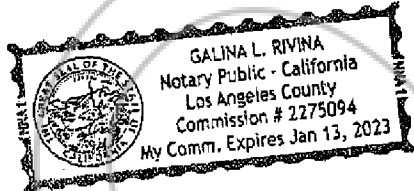

Victoria J. Kearney, Successor Trustee

STATE OF ~~NEVADA~~ ^{the} California } ss:
COUNTY OF DOUGLAS Los Angeles

This instrument was acknowledged before me on, July 28, 2022
by Victoria J. Kearney Successor Trustee of The Kearney Trust Dated June 21, 1988


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02203042.



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 LOS ANGELES }

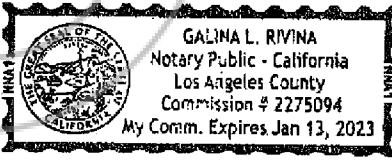
On 7/28/2022, before me, Galina L. Rivina, a
Notary Public, personally appeared _____,

Victoria J. Kearney, 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.

Signature: [Handwritten Signature] (Seal)



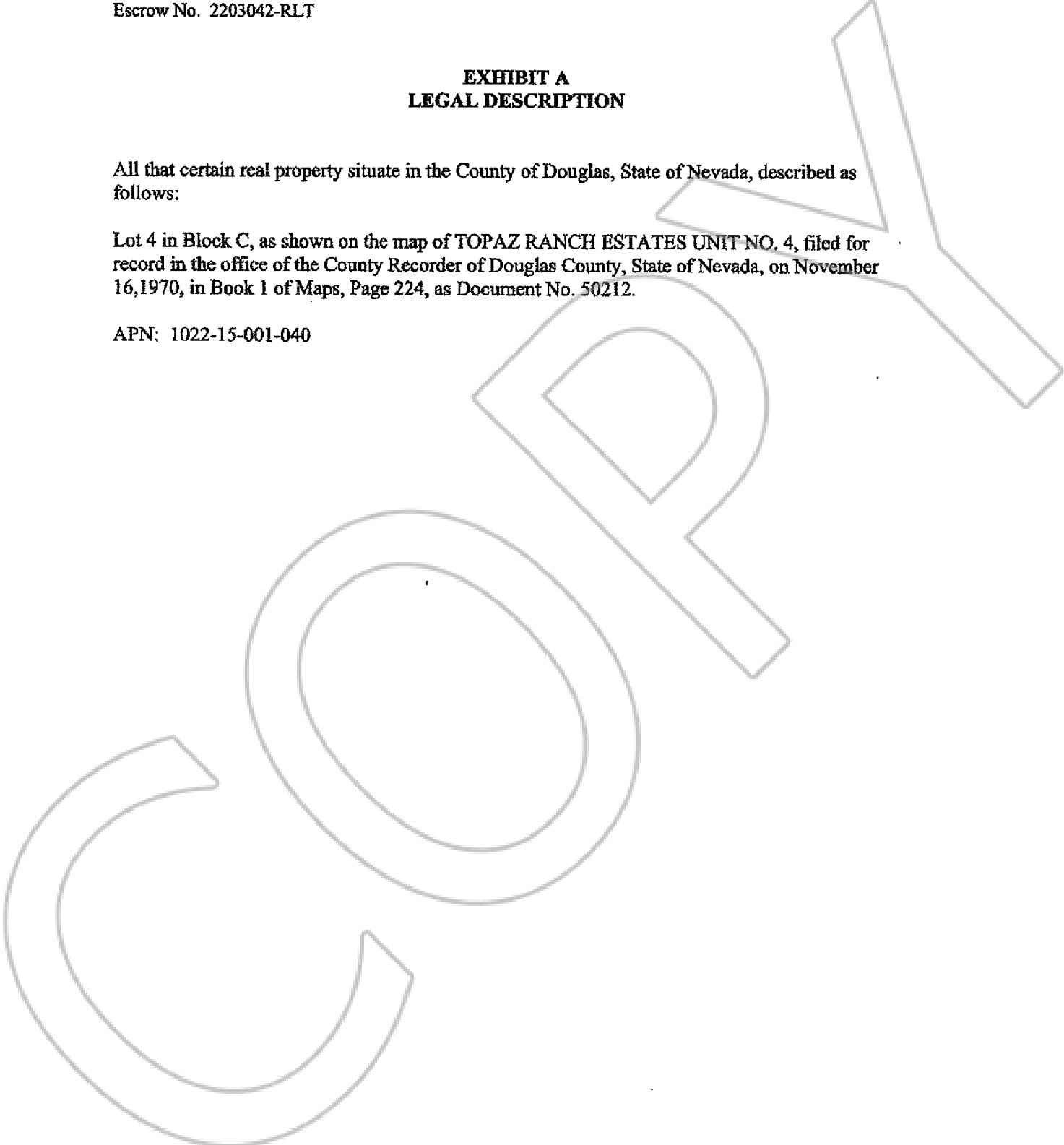
Escrow No. 2203042-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 4 in Block C, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

APN: 1022-15-001-040



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s)
 - a. 1022-15-001-040
 - 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: \$ 269,500.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 269,500.00
- d. Real Property Transfer Tax Due: \$ 1,051.05

- 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: Victoria J. Kearney Successor
 Trustee
 Address: 7832 Toland Ave
 City: Los Angeles
 State: CA Zip: 90045

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Floyd A. French and Patricia French
 Trustess
 Address: 8 Pinehurst Ct
 City: Etowah
 State: NC Zip: 28729

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02203042-020-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