

DOUGLAS COUNTY, NV **2022-988965**
RPTT:\$2574.00 Rec:\$40.00
\$2,614.00 Pgs=2 **08/29/2022 11:23 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

| | |
|---|----------------------|
| A.P.N. No.: | 1320-33-211-011 |
| R.P.T.T. | \$2,574.00 |
| File No.: | 1756194 SA |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | <i>Same as below</i> |
| When Recorded Mail To: | |
| Amy D. Sams, Trustee of the Amy D. Sams Living Trust dated March 11, 2015 | |
| 1225 Lasso Lane | |
| Gardnerville, NV 89410 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Sharon Teresa O'Kelly Campbell, Trustee or her successors in trust, under the Patricia A. O'Kelly Revocable Living Trust, dated August 28, 2020** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Amy D. Sams, Trustee of the Amy D. Sams Living Trust dated March 11, 2015**, 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 162, as shown on the Final Map Planned Unit Development PD 04-008 THE RANCH AT GARDNERVILLE PHASE IIB, recorded in the office of the Douglas County Recorder, State of Nevada, on December 17, 2013, in Book 1213, at Page 2826, as Document No. 835604 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: August 18, 2022

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

The Patricia A. O'Kelly Revocable Living Trust
dated August 28, 2020

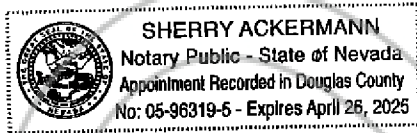
Sharon Teresa O'Kelly Campbell
By: Sharon Teresa O'Kelly Campbell
Successor Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 18 day of August, 2022
By: Sharon Teresa O'Kelly Campbell as Successor Trustee of Sharon Teresa O'Kelly Campbell, Trustee
or her successors in trust, under the Patricia A. O'Kelly Revocable Living Trust, dated August 28, 2020

Signature: *Sherry Ackermann*
Notary Public

My Commission Expires: 4-26-2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-33-211-011
 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 \$ 660,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 660,000.00
 d. Real Property Transfer Tax Due \$ 2,574.00

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: Sharon Teresa O'Kelly Campbell,
 Trustee or her successors in trust,
 under the Patricia A. O'Kelly Revocable
 Living Trust, dated August 28, 2020
 Address: 1854 Dorian Drive
 City: Twin Falls
 State: ID Zip: 83301

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Amy D. Sams, Trustee of the Amy
 D. Sams Living Trust dated March
 11, 2015
 Address: 1225 Lasso Lane
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1756194 SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410