

DOUGLAS COUNTY, NV
RPTT:\$1677.00 Rec:\$40.00
\$1,717.00 Pgs=2
2022-989429
09/14/2022 01:40 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1320-31-510-004
R.P.T.T.	\$1,677.00
File No.:	1800311
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Matthew Kearney and Naomi Kearney	
1698 Mackland Avenue	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **David Neal Moline and Laura Lynn Moline, Co-Trustees of the First American Exchange Company, LLC as Qualified Intermediary for Moline Family Revocable Trust, u.t.d. March 15, 2006, as amended (who erroneously acquired title as The Moline Family Revocable Trust u.t.d. March 15, 2006)** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Matthew Kearney and Naomi Kearney, husband and wife, as community property**, 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 4, as said lot is set forth on the official plat of STONEGATE UNIT NO. 1, a Planned Unit Development, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 2, 1987, in Book 787, Page 503, as Document No. 157644.

EXCEPTING THEREFROM all existing water rights

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: 9.12.22

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

Moline Family Revocable Trust, u.t.d. March 15,
2006

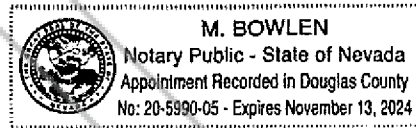
By: [Signature]
David Neal Moline, Trustee

By: [Signature]
Laura Lynn Moline, Trustee

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 12th day of September, 2022
By: David Neal Moline and Laura Lynn Moline as Co-Trustees of Moline Family Revocable Trust, u.t.d.
March 15, 2006

Signature: [Signature]
Notary Public



My Commission Expires: 11/13/24

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-31-510-004
 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 \$ 430,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) _____
 c. Transfer Tax Value: \$ 430,000.00
 d. Real Property Transfer Tax Due \$ 1,677.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 Grantor
 Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Moline Family Revocable Trust, u.t.d.
March 15, 2006
 Address: 1387 Hawkins Peak Court
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Matthew Kearney
& Naomi Kearney
 Address: 1648 Macland Ave.
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1800311
 Address: 5470 Kietzke Ln., Suite 230
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED