

A. P. No. 1318-16-710-018
R.P.T.T. -0-

When recorded mail to:

Katherine Rowe
Richard C. Rowe
64 Oak Gate Drive
Hendersonville, NC 28739

Mail tax statements to:

Same as above

**AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)**

Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

DEED

THIS INDENTURE WITNESSETH: That GEORGE BONT O'NEILL, a widower, JOHN STEPHEN O'NEILL and JEANNIE M. O'NEILL, Trustees of THE JOHN STEPHEN O'NEILL and JEANNIE M. O'NEILL 2001 DECLARATION OF TRUST, dated October 17, 2001, and CHARLES MICHAEL O'NEILL, a married man dealing with his sole and separate property, in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to RICHARD C. ROWE and KATHERINE ROWE, husband and wife, as joint tenants with right of survivorship, whose address is: 64 Oak Gate Drive, Hendersonville, NC 28739, all their right title and interest, in that real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 107, on the ELKS SUBDIVISION PLAT, according to the Official Map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on May 5, 1927, and shown on the Amended Plat of Elks Subdivision, on January 5, 1928, and as shown on the Second Amended plat of the Elks Subdivision, on June 5, 1952, as Document No. 8537.

EXCEPTING THEREFROM that portion of Lot 107, as set forth on the Amended Plat of Elks Subdivision, Lake Tahoe, Nevada, filed on the office of the Douglas County Recorder on January 5, 1928, more particularly described as follows:

Commencing at the Southeast corner of the aforementioned Lot 107; thence North $36^{\circ}48'37''$ West 37.35 feet to the point of beginning; thence North $48^{\circ}06'54''$ West 24.93 feet; thence North $41^{\circ}53'06''$ East 4.98 feet; thence South $36^{\circ}48'37''$ East 25.42 feet to the point of beginning.

NOTE (NRS 111.312): The above metes and bounds appeared previously in that certain Deed recorded on March 10, 2009, as Document No. 0739276, Official Records, Douglas County, Nevada.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED 9/6, 2022.

SIGNED IN COUNTERPART

George Bont O'Neill

John Stephen O'Neill, Trustee

Jeannie M. O'Neill, Trustee

Charles Michael O'Neill

STATE OF CALIFORNIA)
) SS
COUNTY OF SONOMA)

This instrument was acknowledged before me on
9/6, 2022, by GEORGE BONT O'NEILL.

Kathie Rutherford
Notary Public



STATE OF CALIFORNIA)
) SS
COUNTY OF SONOMA)

This instrument was acknowledged before me on
9/6, 2022, by JOHN STEPHEN O'NEILL, Trustee of
THE JOHN STEPHEN O'NEILL and JEANNIE M. O'NEILL 2001
DECLARATION OF TRUST, dated October 17, 2001.

Kathie Rutherford
Notary Public



STATE OF CALIFORNIA)
) SS
COUNTY OF SONOMA)

This instrument was acknowledged before me on
9/6, 2022, by JEANNIE M. O'NEILL, Trustee of
THE JOHN STEPHEN O'NEILL and JEANNIE M. O'NEILL 2001
DECLARATION OF TRUST, dated October 17, 2001.

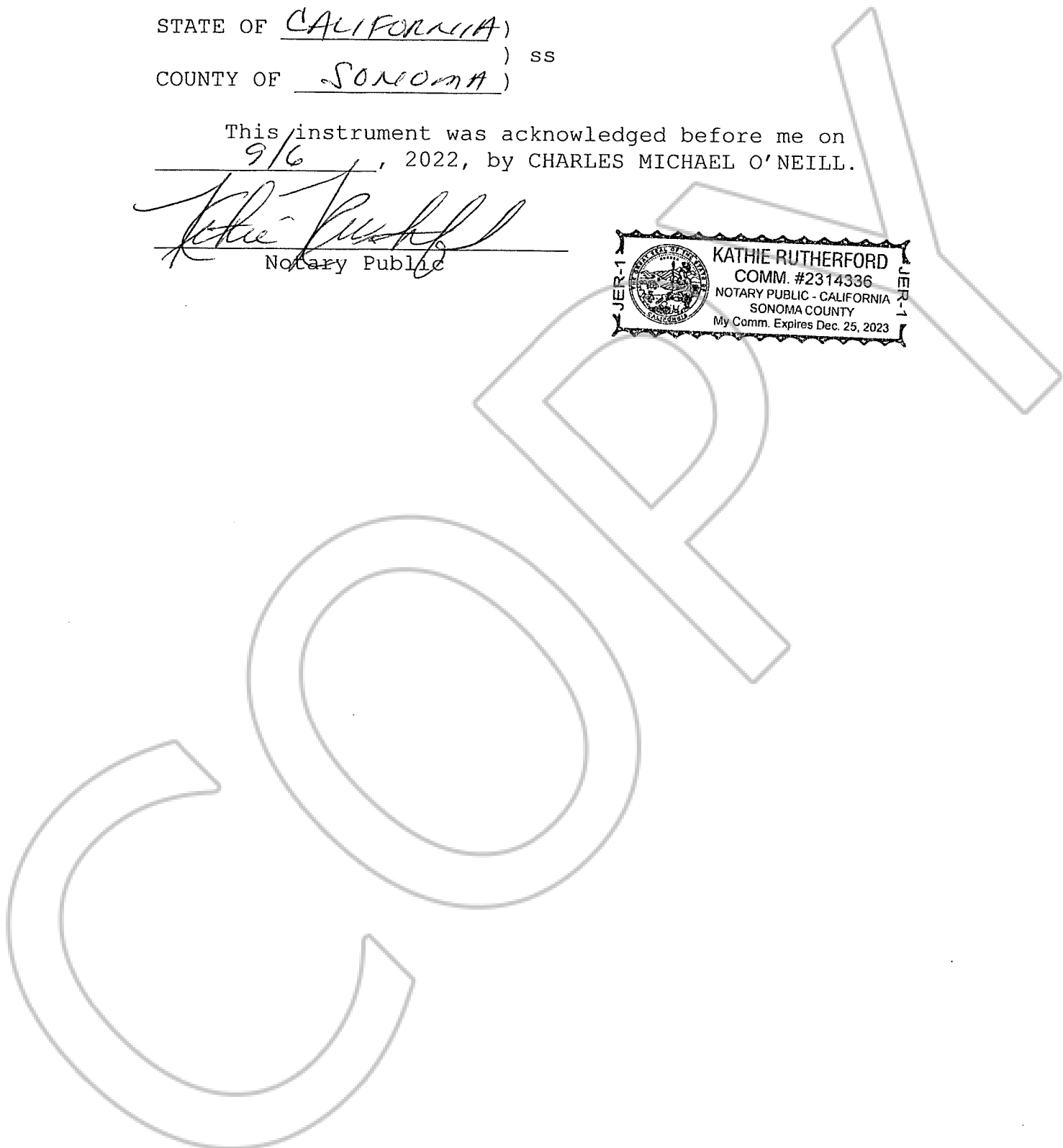
Kathie Rutherford
Notary Public



STATE OF CALIFORNIA)
) ss
COUNTY OF SONOMA)

This instrument was acknowledged before me on
9/6, 2022, by CHARLES MICHAEL O'NEILL.

Kathie Rutherford
Notary Public



Lot 107, on the ELKS SUBDIVISION PLAT, according to the Official Map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on May 5, 1927, and shown on the Amended Plat of Elks Subdivision, on January 5, 1928, and as shown on the Second Amended plat of the Elks Subdivision, on June 5, 1952, as Document No. 8537.

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TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED September 1, 2022.

George Bont O'Neill
George Bont O'Neill

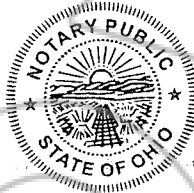
SIGNED IN COUNTERPART
John Stephen O'Neill Trustee
SIGNED IN COUNTERPART

Jeannie M. O'Neill, Trustee
SIGNED IN COUNTERPART
Charles Michael O'Neill

STATE OF Ohio)
COUNTY OF Richland) ss

This instrument was acknowledged before me on
September 1, 2022, by GEORGE BONT O'NEILL.

John K. Burton
Notary Public
~~JOHN K. BURTON, Attorney at Law~~
Notary Public - State of Ohio
No expiration date Sec. 312.03 R.C.



STATE OF _____)
COUNTY OF _____) ss

This instrument was acknowledged before me on _____, 2022, by JOHN STEPHEN O'NEILL, Trustee of THE JOHN STEPHEN O'NEILL and JEANNIE M. O'NEILL 2001 DECLARATION OF TRUST, dated October 17, 2001.

SIGNED IN COUNTERPART

Notary Public

STATE OF _____)
COUNTY OF _____) ss

This instrument was acknowledged before me on _____, 2022, by JEANNIE M. O'NEILL, Trustee of THE JOHN STEPHEN O'NEILL and JEANNIE M. O'NEILL 2001 DECLARATION OF TRUST, dated October 17, 2001.

SIGNED IN COUNTERPART

Notary Public

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number (s)

a) 1318-16-710-018

2. Type of Property:

- a) Vacant Land b) **Single Fam Res.**
c) Condo/Twnhse d) 2-4 Plex
e) At. Bldg. f) Comm'l/Ind'l
g) Agricultural h) Mobile Home
i) Other

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 4

b. Explain Reason for Exemption: A transfer of title without consideration from one joint tenant or tenant in common to one or more remaining joint tenants or tenants in common. from the following Deeds: Doc. Nos. 673919, 698420, 739276, 943037 and 943038

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 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 _____ Capacity Escrow Agent
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: George Bont O'Neill,
John Stephen O'Neill, Jeannie M. O'Neill, &
Charles Michael O'Neill

Print Name: Richard C. Rowe
Katherine O'Neill Rowe

Address: 64 Oak Gate Drive

Address: 64 Oak Gate Drive

City: Hendersonville

City: Hendersonville

State: NC Zip: 28739

State: NC Zip: 28739

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: First Centennial Title Company Escrow No. 22029534-DR

Address: 212 Elks Point Road #441

City: Zephyr Cove State: NV Zip: 89448

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)