

DOUGLAS COUNTY, NV

2022-989930

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

09/21/2022 09:14 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E07

APN: 1318-16-710-018

R.P.T.T.: \$0.00

Escrow No.: 22029534-DR

When Recorded Return To:

Richard C. Rowe and Katherine Rowe

64 Oak Gate Drive

Hendersonville, NC 28739

Mail Tax Statements to:

Richard C. Rowe and Katherine Rowe

64 Oak Gate Drive

Hendersonville, NC 28739

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Richard Rowe, as an individual and Katherine O'Neill Rowe and Richard C. Rowe, Trustees of the Katherine O'Neill Rowe Living Trust dated November 13, 2008

do(es) hereby Grant, Bargain, Sell and Convey to

Richard Rowe and Katherine Rowe, husband and wife as joint tenants

all that real property situated in the City of Zephyr Cove, County of Douglas, State of Nevada, described as follows:

Lot 107, of Elks Subdivision Plat, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on May 5th, 1927, as Document 001, and as shown on the Amended Plat of the Elks Subdivision, on January 5, 1928, as Document No. 002, 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 the Elks Subdivision, Lake Tahoe, Nevada, filed in 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°48'37" West, 37.35 feet to the Point of Beginning; thence North 48°06'54" West 24.93 feet; thence North 41°53'06" East 4.98 feet; thence South 36°48'37" East 25.42 feet to the Point of Beginning.

Note: the above metes and bounds description previously appeared in Deed, recorded June 9, 2000, in Book 600, Page 2163, as Document No. 493783, Official Records of Douglas County, Nevada.

Assessors Parcel No.: 1318-16-710-018

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

Dated this 17th day of September, 2022.

The Katherine O'Neill Rowe Living Trust

Katherine O'Neill Rowe
Katherine O'Neill Rowe, Trustee

Richard C. Rowe
Richard C. Rowe, Trustee

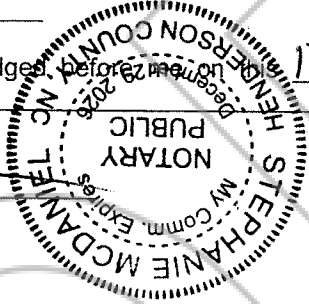
Richard Rowe
Richard Rowe

STATE OF NC

COUNTY OF Henderson

This instrument was acknowledged before me on the 17th day of September, 2022 by
See Exhibit A

[Signature]
Notary Public



Notary Public Stephanie McDaniel
My Comm. Expires: 12/29/2026

Exhibit "A"

Katherine O'Neill Rowe and Richard C. Rowe, Trustees
of The Katherine O'Neill Rowe Living Trust and
Richard Rowe.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-16-710-018
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	<u>Verified Trust - js</u>

3. a. Total Value/Sale Price of Property: \$0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$0.00
 d. Real Property Transfer Tax Due: \$0.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: transfer from a Trust without consideration
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: Richard C Rowe Capacity: _____ Grantor
 Signature: Katherine O'Neill Rowe Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Katherine O'Neill Rowe & Richard C Rowe, tees of the Katherine O'Neill Rowe living trust</u>	Print Name: <u>Richard C. Rowe and Katherine Rowe</u>
Address: <u>64 Oak Gate Drive</u>	Address: <u>64 Oak Gate Drive</u>
City: <u>Hendersonville</u>	City: <u>Hendersonville</u>
State: <u>North Carolina</u> Zip: <u>28739</u>	State: <u>North Carolina</u> Zip: <u>28739</u>

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 22029534-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED