

DOUGLAS COUNTY, NV **2022-990788**  
RPTT:\$16380.00 Rec:\$40.00  
\$16,420.00 Pgs=2 **10/13/2022 02:04 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1318-23-610-037  
R.P.T.T.: \$16,380.00  
Escrow No.: 21023577-DR  
When Recorded Return To:  
The McGary Family Trust  
P.O. Box 3852  
Stateline, NV 89449

Mail Tax Statements to:  
The McGary Family Trust  
P.O. Box 3852  
Stateline, NV 89449

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**254 Sherwood, LLC, A Nevada Limited Liability Company**

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

**Kelly McGary and Providence McGary, Trustees of The McGary Family Trust dated April 9, 2013**

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

Lot 38, in Block B, of Lakewood Knolls Annex, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on May 12th, 1959, as Document No 14378.

Assessors Parcel No.: 1318-23-610-037

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

Dated this 10 day of October, 2022.

254 Sherwood, LLC, A Nevada Limited Liability Company


BY: [Signature]  
Clinton J. Schue, Manager

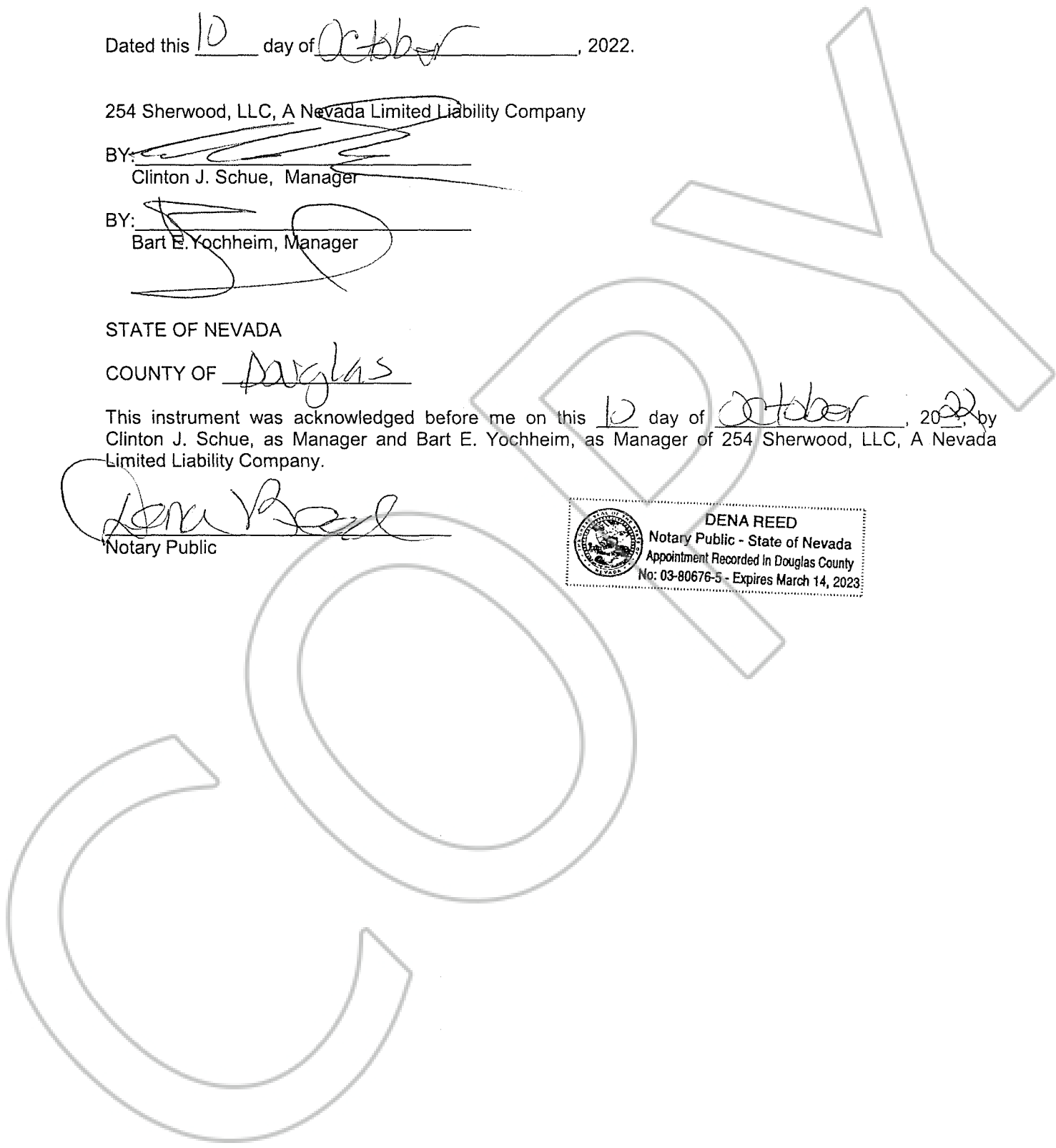
BY: [Signature]  
Bart E. Yochheim, Manager

STATE OF NEVADA  
COUNTY OF Douglas

This instrument was acknowledged before me on this 10 day of October, 2022, by Clinton J. Schue, as Manager and Bart E. Yochheim, as Manager of 254 Sherwood, LLC, A Nevada Limited Liability Company.

[Signature]  
Notary Public

 **DENA REED**  
Notary Public - State of Nevada  
Appointment Recorded In Douglas County  
No: 03-80676-5 - Expires March 14, 2023



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-23-610-037  
 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:	_____

3. a. Total Value/Sale Price of Property: \$4,200,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$4,200,000.00  
 d. Real Property Transfer Tax Due: \$16,380.00

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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: \_\_\_\_\_ Capacity: Grantor  
 Signature: Kelly McGary Providence McGary Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: 254 Sherwood, LLC, A Nevada Limited Liability Company  
 Address: P.O. Box 1336  
 City: Zephyr Cove  
 State: NV                      Zip: 89448

Print Name: Kelly McGary and Providence McGary, Trustees of The McGary Family Trust dated April 9, 2013  
 Address: P.O. Box 3852  
 City: Stateline  
 State: Nevada                      Zip: 89449

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21023577-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City                      State: NV                      Zip: 89703

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Signature: [Signature] Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

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(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

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 State: Nevada                      Zip: 89449

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