

DOUGLAS COUNTY, NV **2022-991272**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=6 10/31/2022 03:33 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER E03

A.P.N. No.:	1320-30-801-008
File No.:	1841433 AMG
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
George and Judy Keele	
1512 Wildrose Drive	
Gardnerville, NV 89410	

(for recorders use only)

Grant, Bargain, Sale Deed
(Title of Document)

Please complete Affirmation Statement below:

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

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: _____
(State specific law)

Signature

Amy Gutierrez
Print Signature

Escrow Officer
Title

**Rerecording Grant, Bargain, Sale Deed Recorded on 1/6/1995
as Document No. 353919 Official Records Douglas County
Nevada to correct legal description**

This page added to provide additional information required by NRS 111.312 Sections 1 - 2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

A.P.N. 1320-30-801-008

LEGAL DESCRIPTION
(LOT 3-B-2, as shown on Document No. 223820)

Being that portion of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 13 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, more particularly described as follows:

That portion of PARCEL 3-B as said parcel is shown on the PARCEL MAP FOR CENTER 88 which was recorded in Book 1085 at Page 3024 as Document No. 126041 in the Official Record of said Douglas County, described as follows:

Beginning at the Northeasterly corner of said PARCEL 3-B, said corner being on the Southerly right-of-way line of County Road; thence Southerly along the Easterly line of said PARCEL 3-B S.03°16'25" E., 163.52 feet to the Southeasterly corner of said PARCEL 3-B; thence Westerly along the Southerly line of said PARCEL 3-B S.74°50'00" W., 62.63 feet; thence N.15°10'00" W., 44.50 feet; thence N.74°50'00" E., 22.00 feet; thence N.15°10'00" W., 17.00 feet; thence N.33°43'20" W., 59.56 feet; thence N.26°04'18" W., 42.82 feet to a point on the Northerly line of said PARCEL 3-B, said line also being the Southerly right-of-way line of County Road; thence Easterly along said right-of-way line N.74°50'00" E., 101.38 feet to the Point of Beginning.

Said Lot contains 11,678 Sq.Ft. (0.27 Ac.), more or less.

Note: The parcel described above is shown as LOT 3-B-2 on the RECORD OF SURVEY FOR CAMBRIDGE COURT which was recorded in Book 490 at Page 1653 as Document No. 223820 in the Official Records of said Douglas County

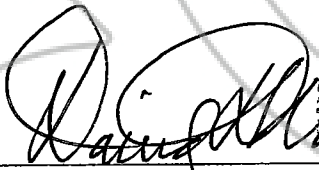
Together with a private access easement, variable in width, over that portion of said PARCEL 3-B described as follows:

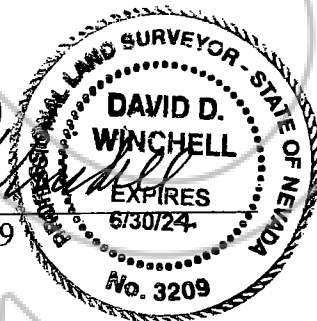
Beginning at the Northwesterly corner of said PARCEL 3-B, said corner being on the Southerly right-of-way line of County Road; thence Easterly along said right-of-way line N.74°50'00" E., 22.00 feet; thence leaving said right-of-way line S.15°10'00" E., 115.51 feet; thence N.74°50'00" E., 53.05 feet to a corner on the Westerly line of LOT 3-B-2 as said lot is shown on EXHIBIT A, attached hereto; thence Southerly along said Westerly line S.15°10'00" E., 25.00 feet; thence S.74°50'00" W., 75.05 feet to a point on the Westerly line of said PARCEL 3-B; thence Northerly along said Westerly line N.15°10'00" W., 140.51 feet to the Point of Beginning.

And reserving from the above described parcel, for the benefit of LOT 3-B-1 as said lot is shown on EXHIBIT A, attached hereto, a Private Access Easement over the following described portion thereof:

Beginning at the Northeasterly corner of said PARCEL 3-B; thence Southerly along the Easterly line of said PARCEL 3-B S.03°16'25" E., 118.04 feet to the True Point of Beginning; thence continuing Southerly along said Easterly line S.03°16'25" E., 25.55 feet; thence leaving said Easterly line S.74°50'00" W., 66.73 feet to a point on the Westerly line of LOT 3-B-2 as said lot is shown on said EXHIBIT A; thence Northerly along said Westerly line N.15°10'00" W., 25.00 feet to a corner on said Westerly line; thence N.74°50'00" E., 72.00 feet to the True Point of Beginning..

Per NRS 111.312, this legal description was prepared by Western Surveying Services, whose mailing address in P.O. Box 6202, Gardnerville, Nevada 89460.


David D. Winchell, P.L.S. 3209



10/13/2022

Date

THIS INDENTURE WITNESSETH: That VINCENT S. KEELE, GEORGE M. KEELE and JUDY S. KEELE, as joint tenants with right of survivorship,

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to VINCENT S. KEELE, as Trustee of the VINCENT S. KEELE TRUST AGREEMENT DATED AUGUST 11, 1994, as to an undivided twenty-five percent (25%) interest, and to GEORGE M. KEELE and JUDY S. KEELE, Co-Trustees of the KEELE FAMILY TRUST AGREEMENT DATED JANUARY 6, 1995, as to an undivided seventy-five percent (75%) interest, and to the heirs and assigns of such Grantee forever, all that real property situated in the Town of Minden

County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" attached hereto and made a part hereof.

APN 25-461-23 (formerly a portion of Assessor's Parcel No. 25-461-20)

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.

Witness our hands this 6th day of January, 19 95.

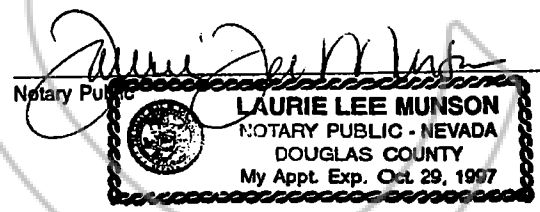
STATE OF NEVADA COUNTY OF DOUGLAS

ON January 6, 1995

personally appeared before me, a Notary Public, VINCENT S. KEELE, GEORGE M. KEELE and JUDY S. KEELE

personally known or proved to me to be the person whose name(s) is/are subscribed to the above instrument who acknowledged that they executed the instrument.

Handwritten signatures of Vincent S. Keele, George M. Keele, and Judy S. Keele with printed names below.



WHEN RECORDED MAIL TO: GEORGE M. KEELE, ESQ. 1692 COUNTY ROAD MINDEN, NEVADA 89423

The grantor(s) declare(s): Documentary transfer tax is \$ #8 () computed on full value of property conveyed, or () computed on full value less value of liens and encumbrances remaining at time of sale.

FOR RECORDER'S USE

MAIL TAX STATEMENTS TO: GEORGE M. KEELE, ESQ. 1692 COUNTY ROAD

EXHIBIT "A"

PAGE 1 of 2

All that certain lot, piece, parcel or portion of land situate, lying and being within Section 30, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada and more particularly described as follows:

A portion of Lot 3 of the Belarra Subdivision Unit No. 1 as shown on the final map filed for record in Book 277, page 1274 as document number 07213, Official Records of Douglas County, Nevada and also being a portion of Parcel 3-B of the Parcel Map for the 88 Center filed for record in Book 1085, page 3024 as document number 126041, Official Records of Douglas County, Nevada and more particularly described as follows:

Commencing at the southeast corner of Parcel 3-B as shown on the aforesaid Parcel Map, which point is the TRUE POINT OF BEGINNING; thence along the south line of said parcel
South 74°50'00" West a distance of 75.05 feet thence leaving said south line
North 15°10'00" West a distance of 44.50 feet; thence
North 74°50'00" East a distance of 22.00 feet; thence
North 15°10'00" West a distance of 17.00 feet; thence
North 33°43'20" West a distance of 59.56 feet; thence
North 26°04'18" West a distance of 42.82 feet to the north line of said Parcel 3-B; thence along said north line
North 74°50'00" East a distance of 101.38 feet to the northeast corner of said parcel; thence along the east line of said parcel
South 03°16'25" East a distance of 163.52 feet to the TRUE POINT OF BEGINNING and containing 11,678 square feet more or less which equals 0.268 acres.

Together with a private access easement over that portion of aforesaid Parcel 3-B described as follows:

Commencing at the northwest corner of Parcel 3-B as shown on the aforesaid Parcel Map, which point is the TRUE POINT OF BEGINNING; thence along the north line of said parcel
North 74°50'00" East a distance of 25.00 feet. thence leaving said north line
South 15°10'00" West a distance of 115.51 feet; thence
North 74°50'00" East a distance of 50.05 feet to the west line of above described Parcel 3-B-2; thence along said line
South 15°10'00" East a distance of 25.00 feet; thence leaving

353919

EXHIBIT "A"

Page 2 of 2

said line

South 74°50'00" West a distance of 75.05 feet to the west line of aforesaid Parcel 3-B; thence along said line North 15°10'00" West a distance of 140.51 feet to the TRUE POINT OF BEGINNING and containing 4,764 square feet more or less which equals 0.109 acres.

And reserving from the above described Parcel 3-B-2 a private access easement over the following described portion thereof:

Commencing at the northeast corner of said Parcel 3-B-2; thence along the east line of said parcel South 03°16'25" East a distance of 118.04 feet to the TRUE POINT OF BEGINNING; thence continuing along said east line South 03°16'25" East a distance of 25.55 feet; thence leaving said east line South 74°50'00" West a distance of 66.73 feet to the west line of said parcel; thence along said line North 15°10'00" West a distance of 25.00 feet; thence North 74°50'00" East a distance of 72.00 feet to the TRUE POINT OF BEGINNING and containing 1,734 square feet more or less which equals 0.040 acres.

Assessor's Parcel No. 25-461-23

I, Karen Ellison, certify that the foregoing instrument is a full, true and correct copy of the original on file in the office of the Recorder of Douglas County, Nevada. Per NRS 239B, the SSN shall be redacted, but in no way affects the legality of the document.

Witness my hand this 25th of October, 2022

By:


Jodi Stovall - Deputy Recorder

REQUESTED BY
George Keele
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'95 JAN -6 P453

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-30-801-008
 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 \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Rerecording Grant Bargain Sale Deed recorded on 1/6/1995 as document no 353919 to correct legal description.

All transfer tax paid through Recorded document no 353919

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  Capacity _____ Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Vincent S. Keele, George M. Keele, Judy S. Keele
 Address: 1512 Wildhorse Drive
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: The Vincent S. Keele Trust Agreement and the Keele Family Trust Agreement
 Address: 1512 Wildrose Drive
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1841433 AMG
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701