

DOUGLAS COUNTY, NV **2023-1001170**
RPTT:\$1950.00 Rec:\$40.00
\$1,990.00 Pgs=2 **10/05/2023 08:42 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1220-12-610-014
R.P.T.T.: \$1,950.00
Escrow No.: 23037339-LS
When Recorded Return To:
Cortez Tahoe LLC, a Nevada limited liability
company
6910 S. Cimarron Rd, Ste 240
Las Vegas, NV 89113

Mail Tax Statements to:
Cortez Tahoe LLC, a Nevada limited liability
company
6910 S. Cimarron Rd, Ste 240
Las Vegas, NV 89113

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Norman F. Kelly and Anna M. Kelly, Trustees of the Kelly Family Trust 2023 dated February 9, 2023

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

Cortez Tahoe LLC, a Nevada limited liability company

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

Lot 29, Block: G, of Pinion Ridge, according to the map thereof filed in the Office of the County Recorder of Douglas County, Nevada, on 15th of September, 2003, as Document No. 589938.

APN: 1220-12-610-014

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

Dated this 3rd day of OCTOBER, 2023.

The Kelly Family Trust 2023 dated February 9, 2023

BY: *Norman F. Kelly*
Norman F. Kelly
Trustee

BY: *Anna M. Kelly*
Anna M. Kelly
Trustee

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 3rd day of October, 2023, by Norman F. Kelly, as Trustee and Anna M. Kelly, as Trustee of The Kelly Family Trust 2023 dated February 9, 2023.

[Signature]
Notary Public

 LYNNE SCOTT
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 92-3667-2 - Expires May 13, 2024

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-12-610-014
 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: \$500,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$500,000.00
 d. Real Property Transfer Tax Due: \$1,950.00

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: *Norman F. Kelly* Capacity: _____ Grantor
 Signature: *Anna M. Kelly* Capacity: _____ Grantee 01

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Norman F. Kelly and Anna M. Kelly, Trustees of the Kelly Family Trust 2023 dated February 9, 2023
 Address: 1205 Springer Court
 City: Reno
 State: NV Zip: 89511

Print Name: Cortez Tahoe LLC, a Nevada limited liability company
 Address: 6910 S. Cimarron Rd Ste 240
 City: Las Vegas
 State: NV Zip: 89113

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23037339-LS
 Address: 500 Damonte Ranch Pkwy, Ste 820
 City: Reno State: NV Zip: 89521

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED