

A.P.N.: 1220-21-510-042
File No: 143-2663142 (et)
R.P.T.T.: \$2,028.00

DOUGLAS COUNTY, NV
RPTT:\$2028.00 Rec:\$40.00
\$2,068.00 Pgs=2
05/03/2023 03:30 PM
2023-996168
FIRST AMERICAN TITLE MINDEN
SHAWNYNE GARREN, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Kelly M. McKay
1378 Kimmerling
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

William E. Meadows, Successor Trustee, under the Meadows Family Trust

do(es) hereby *GRANT, BARGAIN and SELL* to

Kelly M. McKay, a single woman

the real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 110, AS SHOWN ON THE OFFICIAL MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED FOR RECORD ON MAY 29, 1973, IN BOOK 573, PAGE 1026, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 66512 AND ON RECORD OF SURVEY RECORDED OCTOBER 1, 1982, IN BOOK 1082, OF OFFICIAL RECORDS AT PAGE 6, AS DOCUMENT NO. 71399.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

William E. Meadows, Successor Trustee, under
the Meadows Family Trust

William E. Meadows
William E. Meadows, Successor Trustee

STATE OF ~~NEVADA~~ NEW HAMPSHIRE
 ac
COUNTY OF ~~DOUGLAS~~ : ss. ROCKINGHAM
 ac

This instrument was acknowledged before me on APRIL 27, 2023 by
William E. Meadows, Successor Trustee.

Andrea Collins
Notary Public
(My commission expires: 2-5-2025)

ANDREA COLLINS
Notary Public-New Hampshire
My Commission Expires
February 05, 2025

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2663142.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-21-510-042
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$520,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$520,000.00
- d) Real Property Transfer Tax Due \$2,028.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: [Handwritten Signature]

Capacity: Trustee/Grantor

Signature: _____

Capacity: _____

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

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

Print Name: Meadows Family Trust

Print Name: Kelly McKay

Address: 93 Saratoga Way

Address: 1378 Kimmerling

City: Portsmouth

City: Gardnerville

State: NH Zip: 03801

State: NV Zip: 89460

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

First American Title Insurance

Print Name: Company

File Number: 143-2663142 et/ et

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)