

APN: 1320-31-516-006

RETURN RECORDED DEED TO:  
JOEL W. LOCKE, ESQ.  
ALLISON MacKENZIE, LTD.  
P.O. Box 646  
Carson City, NV 89702



SHAWNYNE GARREN, RECORDER E07

GRANTEES/MAIL TAX STATEMENTS TO:  
Timothy J. McCarthy and  
Melanie A. McCarthy, Trustees  
1641 Zaldia Drive  
Minden, NV 89423

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on May 10, 2023, by and between TIMOTHY J. MCCARTHY and MELANIE A. MCCARTHY, husband and wife as joint tenants, grantors, and TIMOTHY J. MCCARTHY and MELANIE A. MCCARTHY, Trustees of THE TIM AND MELANIE MCCARTHY FAMILY TRUST, grantees.

WITNESSETH:

The grantors, for good and valuable consideration to them in hand paid by the grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the grantees, and to their successors and assigns, all that certain parcel of real property situate in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 5, in Block C, as set forth on the final map of MACKLAND UNIT NO. 2 "PHASE B" filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 25, 1989 in Book 989 at page 3256, Douglas County, Nevada as Document No. 211622.

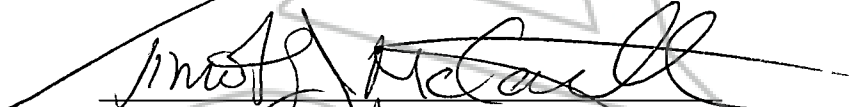

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(Pursuant to NRS 111.312 this legal description was previously recorded on August 8, 2013, as Document No. 0828539, Official Records of Douglas County, State of Nevada.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

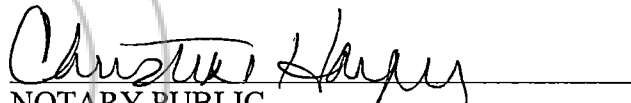
TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

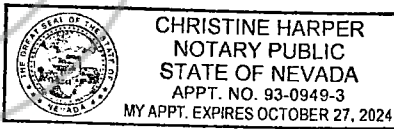
IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

  
TIMOTHY J. MCCARTHY  
  
MELANIE A. MCCARTHY

STATE OF NEVADA        )  
                                      : ss.  
CARSON CITY            )

On May 10, 2023, personally appeared before me, a notary public, TIMOTHY J. MCCARTHY and MELANIE A. MCCARTHY, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.

  
NOTARY PUBLIC



**State of Nevada Declaration of Value**

**1. Assessor Parcel Number(s):**

- a) 1320-31-516-006
- b)

**2. Type of Property:**

- a)  Vacant Land
- b)  Single Family Res.
- c)  Condo/Townhouse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument #:  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: 5/11/23 Trust OK  
 Notes:

**3. Total Value/Sales Price of Property:**

\$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ -0-

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: A transfer of title to a trust without consideration if a certificate of trust is presented at the time of transfer.

**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 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 for Grantors

Signature \_\_\_\_\_ Capacity Agent for Grantees

**SELLER (GRANTOR) INFORMATION  
REQUIRED**

**BUYER (GRANTEE) INFORMATION  
REQUIRED**

Print Name Timothy J. McCarthy and Melanie McCarthy Print Name Timothy J. McCarthy and Melanie A. McCarthy, Trustees of THE TIM AND MELANIE MCCARTHY FAMILY TRUST

Address: 1641 Zaldia Drive Address: 1641 Zaldia Drive  
 City: Minden City: Minden  
 State: NV Zip: 89423 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Allison MacKenzie, Ltd. Escrow #  
 Address: 402 North Division Street, P.O. Box 646  
 City: Carson City State: NV Zip: 89702