

DOUGLAS COUNTY, NV **2023-996476**  
RPTT:\$2457.00 Rec:\$40.00  
\$2,497.00 Pgs=2 **05/16/2023 11:29 AM**  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

**WHEN RECORDED MAIL TO:**

Renate Fry  
Chris Fry  
P.O BOX 1686  
Zephyr Cove, NV 89448

**MAIL TAX STATEMENTS TO:  
SAME AS ABOVE**

Escrow No. 2300902-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1320-33-816-070  
R.P.T.T. \$2,457.00

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That Greg Kelly, Personal Representative of the Estate of David Martin Allen pursuant to Case No: 2022-PB-00181**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Renate Fry an unmarried woman, as her sole and separate property and Chris Fry, an unmarried man , as joint tenants**

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

**Lot 13, Block B, as set forth on FINAL SUBDIVISION MAP No. 1006-11 for CHICHESTER ESTATES, PHASE 11, filed in the office of the County Recorder of Douglas County, Nevada and recorded December 27, 2002 in Book 1202, Page 12732, as Document No. 562225, and by Certificate of Amendment recorded March 27, 2003 in Book 0303, Page 13037, as Document No. 0571430, Official Records of Douglas County, Nevada.**

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

**Signature and notary acknowledgement on page two.**

**Greg Kelly, Personal Representative of  
the Estate of David Martin Allen  
pursuant to Case No: 2022-PB-00181**

**Greg Kelly, Personal Representative**

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 5/15/2023  
by Greg Kelly, Personal Representative of the Estate of David Martin Allen pursuant to Case No:  
2022-PB-00181

NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02300902.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-33-816-070  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:                      \$ 630,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 630,000.00  
 d. Real Property Transfer Tax Due:                                \$ 2,457.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 *Greg Kelly* Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Greg Kelly, Personal Representative  
 of the Estate of David Martin Allen pursuant to  
 Case No: 2022-PB-00181  
 Address: 239 Walker St  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Renate Fry and Chris Fry  
 Address: P.O BOX 1686  
 City: Zephyr Cove  
 State: NV Zip: 89448

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc.                      Escrow No.: 02300902-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED