

DOUGLAS COUNTY, NV

2023-996801

RPTT:\$2427.75 Rec:\$40.00

\$2,467.75 Pgs=3

05/25/2023 01:54 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1319-30-516-031

R.P.T.T.: \$2,427.75

Escrow No.: 23034389-DR

When Recorded Return To:

Paul Joseph Kelly and Tamara Bernice Kelly

2752 Aberdeen Lane

El Dorado Hills, CA 95762

Mail Tax Statements to:

Paul Joseph Kelly and Tamara Bernice Kelly

2752 Aberdeen Lane

El Dorado Hills, CA 95762

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Frank D. Angelo and Diane M. Angelo, husband and wife, as joint tenants

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

Paul Joseph Kelly and Tamara Bernice Kelly, husband and wife, as community property with right of survivorship

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

Lot 28, Unit C, of Tahoe Village, Phase 1, an Amended Map of Alpine Village, Phase 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on December 7th, 1971, as Document No. 55769.

Assessors Parcel No.: 1319-30-516-031

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

Dated this 13th day of May, 2023.

Frank D. Angelo
Frank D. Angelo

Diane M. Angelo
Diane M. Angelo

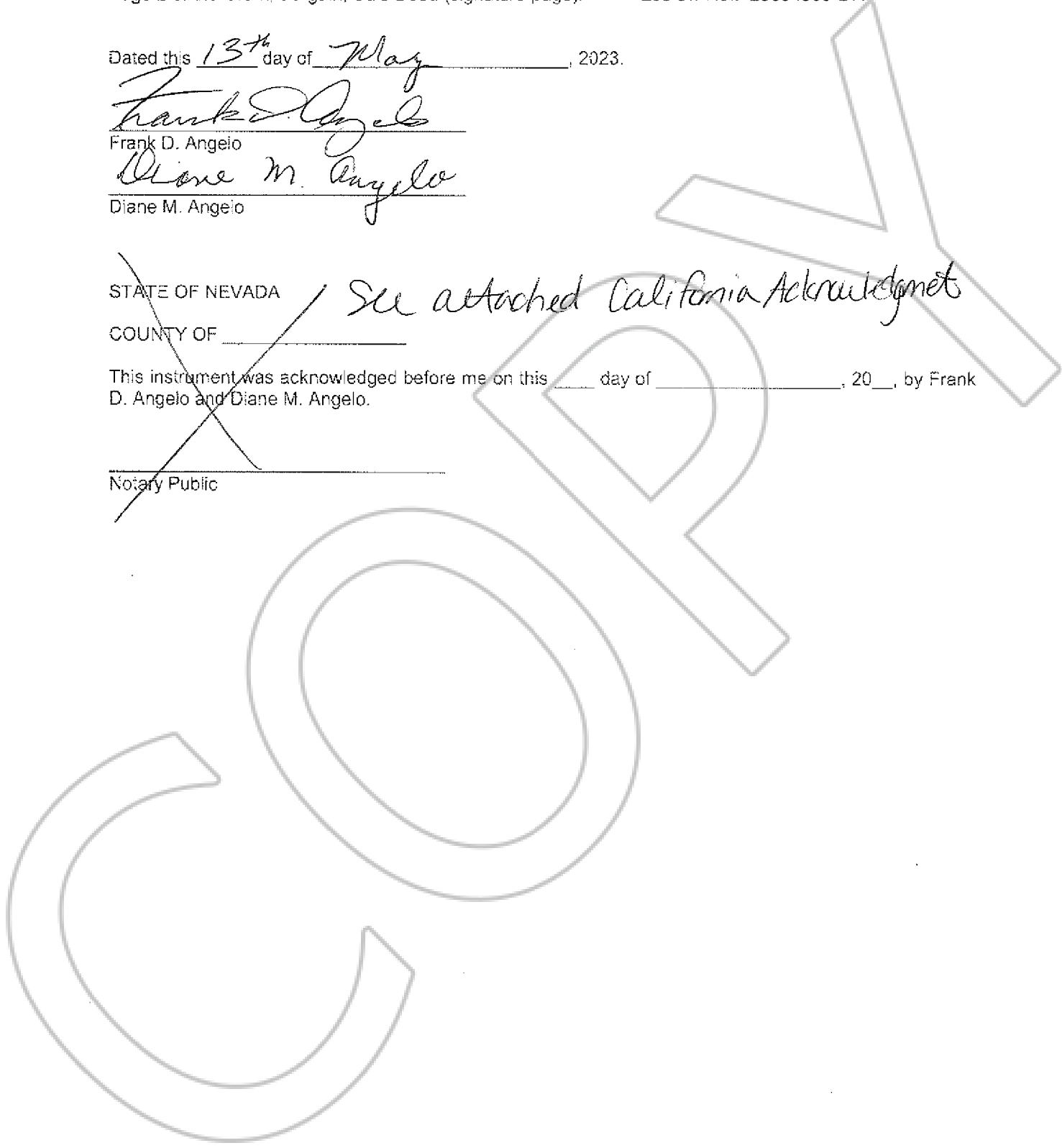
~~STATE OF NEVADA~~

~~COUNTY OF _____~~

See attached California Acknowledgment

This instrument was acknowledged before me on this _____ day of _____, 20__, by Frank D. Angelo and Diane M. Angelo.

~~_____
Notary Public~~



CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of El Dorado }

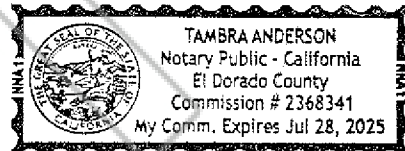
On May 13, 2023 before me, Tambra Anderson, Notary Public
(Here insert name and title of the officer)

personally appeared Frank D. Angelo and Diane M. Angelo,
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Tambra Anderson
 Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

individual (s)

Corporate Officer

_____ (Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-516-031
 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: \$622,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$622,500.00
 d. Real Property Transfer Tax Due: \$2,427.75

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: _____ Capacity: _____ Grantor

Signature: [Signature] Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Frank D. Angelo and Diane M. Angelo
 Address: 440 Donald Drive
 City: Morega
 State: CA Zip: 94556

Print Name: Paul Kelly and Tamara Kelly
 Address: 2752 Aberdeen Lane
 City: El Dorado Hills
 State: California Zip: 95762

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23034389-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

**STATE OF NEVADA
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Signature: Frank D. Angelo Capacity: Grantor
 Signature: Diane M. Angelo Capacity: Grantee

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

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

Print Name: Frank D. Angelo and Diane M. Angelo
 Address: 440 Donald Drive
 City: Moraga
 State: CA Zip: 94556

Print Name: Paul Kelly and Tamara Kelly
 Address: 2752 Aberdeen Lane
 City: El Dorado Hills
 State: California Zip: 95762

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