

APN: ~~3-172-230-~~

1418 34112 028



SHAWNYNE GARREN, RECORDER E07

Recording requested by and when recorded, and mail tax statement to:

Alicia Marie O'Malley
Gregory Robert O'Malley
Post Office Box 753
Zephyr Cove, NV 89448

For Recorder's use only

Grant, Bargain, Sale Deed

For a valuable consideration, the receipt of which is hereby acknowledged,

Edward Joseph McCarthy Inter Vivos Trust of 1993, Janice Ann McCarthy trustee, does hereby Grant, Bargain, Sell and Convey to Alicia Marie O'Malley and Gregory Robert O'Malley, as joint tenants, the real property situated in the County of Douglas, State of Nevada, described as follows:

Parcel #1:

Lot 96, as shown on the map of NORTHLAKERIDGE AND REVISED PLAT OR PORTION OF LAKERIDGE ESTATES No. 2, filed in the Office of the County Recorder of Douglas County, Nevada on August 29, 1960.

Parcel #2

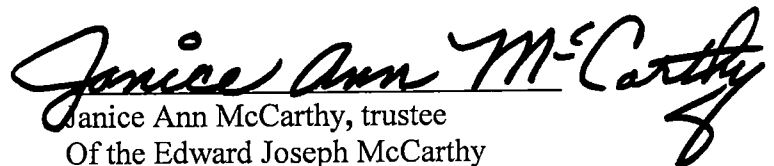
Together with an easement for the use and maintenance of the existing drive-way which serves Lot 96 and 97 and together with the right to use the Northwesterly 15 fee of 97 for use as a turning area for the benefit of Lot 96 and 97. Said easements are for moving traffic only and shall not be blocked.

AP#03-172-23

(Pursuant to NRS 111.312, the above legal description previously appeared in DEED recorded as Book Page Number 497-2310)

Subject to Rights of way, reservations, restrictions, easements and conditions of record. Together with all and singular and tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Date: May 17, 2023


Janice Ann McCarthy, trustee
Of the Edward Joseph McCarthy
Inter Vivos Trust of 1993

CERTIFICATE OF ACKNOWLEDGMENT

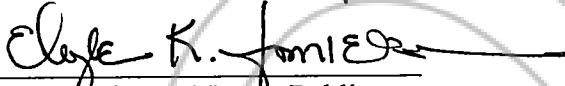
Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
)
COUNTY OF El Dorado)

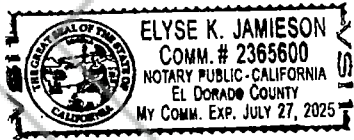
On May 17, 2023, before me, Elyse K. Jamieson, Notary Public, personally appeared Janice Ann McCarthy, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and by her signature on the instrument the person, or the entity upon behalf of which the person 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.



Elyse K. Jamieson, Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1418-34-112-028
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OK - J</u>	

3. Total Value/Sales Price of Property: \$ 1,000,000
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transfer from a trust without consideration

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: Janice A. McCarthy Capacity: Seller
Trustee
 Signature: YR O'Malley Capacity: Buyer / GIFTED

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name: <u>The Edward Joseph McCarthy</u>	Print Name: <u>GREGORY ROBERT O'MALLEY</u>	Address: <u>190 Glenwood Way</u>	Address: <u>PO Box 753</u>
Address: <u>1993</u>	Address: <u>PO Box 753</u>	City: <u>So. Lake Tahoe</u>	City: <u>ZEPHYR LOVE</u>
City: <u>CA</u>	City: <u>NV</u>	State: <u>CA</u>	State: <u>NV</u>
Zip: <u>96150</u>	Zip: <u>89448</u>		

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Bruce Greig Escrow # _____
 Address: 2262 Boston Ave
 City: Sierra Vista State: CA Zip: 96150
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)