

DOUGLAS COUNTY, NV

2023-997384

RPTT:\$1950.00 Rec:\$40.00

\$1,990.00 Pgs=2

06/12/2023 11:15 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1320-33-714-005

R.P.T.T.: \$1,950.00

Escrow No.: 23034317-DC

When Recorded Return To:

Lin O'Kelley Trust dated March 20, 2014

1486 Buckingham Court

Gardnerville, NV 89410

Mail Tax Statements to:

Lin O'Kelley Trust dated March 20, 2014

1486 Buckingham Court

Gardnerville, NV 89410

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ryan Philips and Melanie Philips, Trustees of The Philips Family Trust Dated January 27, 2022

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

Lin O'Kelley, Trustee of Lin O'Kelley Trust dated March 20, 2014

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

Lot 5, in Block A, of Final Map for Chichester Estates, Phase 6, Map 1006-6, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on February 16th, 2000, as Document No. 486411.

Assessors Parcel No.: 1320-33-714-005

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

Dated this 6 day of JUNE, 2023.

The Philips Family Trust Dated January 27, 2022

BY: [Signature]
Ryan Philips

BY: [Signature]
Melanie Philips

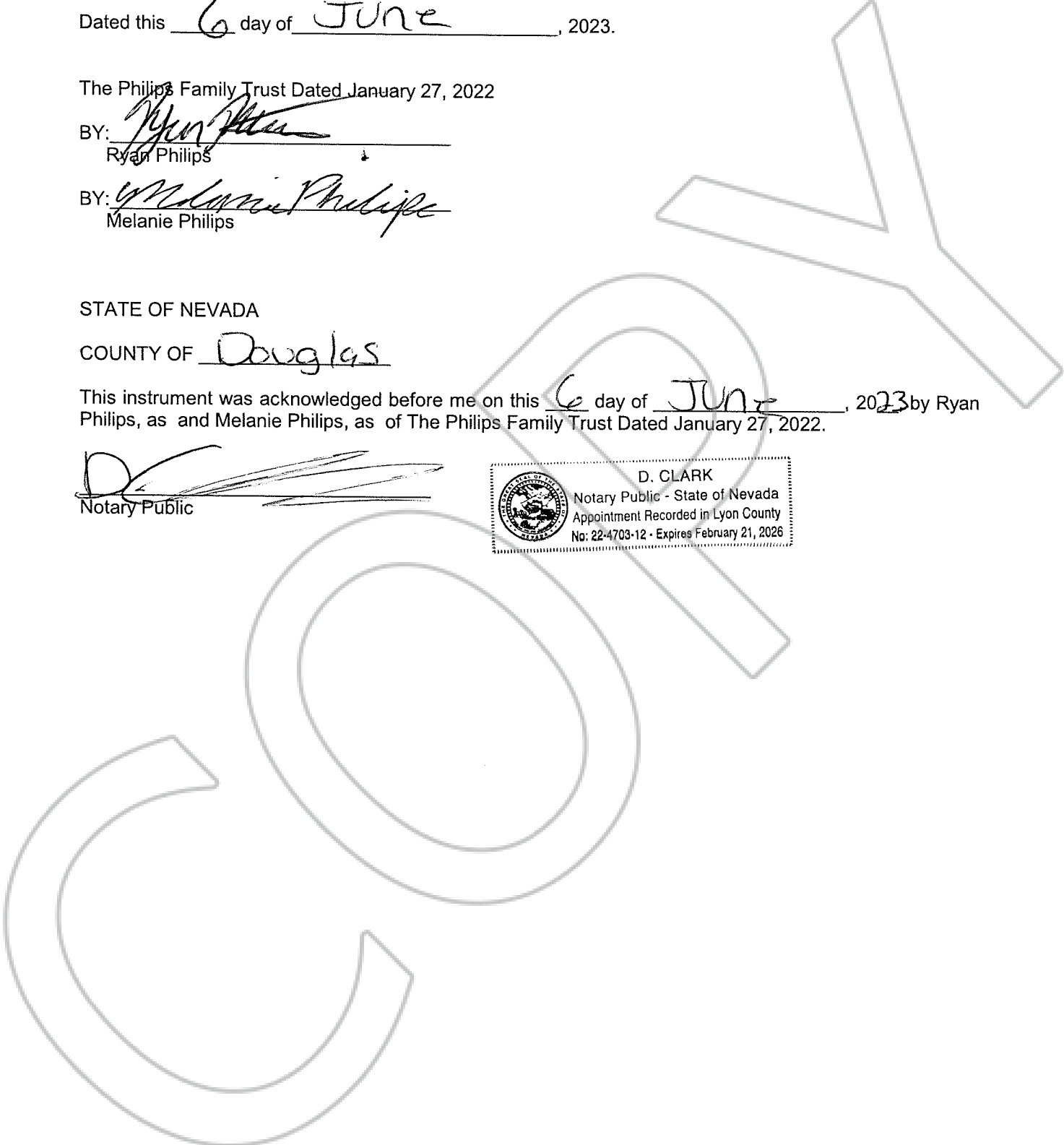
STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 6 day of JUNE, 2023 by Ryan Philips, as and Melanie Philips, as of The Philips Family Trust Dated January 27, 2022.

[Signature]
Notary Public

D. CLARK
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 22-4703-12 • Expires February 21, 2026



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-33-714-005
 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: \$500,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$500,000.00
 d. Real Property Transfer Tax Due: \$1,950.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 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: [Signature] Capacity: Escrow Officer
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ryan Philips and Melanie Philips, Trustees of The Philips Family Trust
 Address: Dated January 27, 2022
1869 Sorrel Lane
 City: Minden
 State: NV Zip: 89423

Print Name: Lin O'Kelley, Trustee of Lin O'Kelley Trust dated March 20, 2014
 Address: 1486 Buckingham Court
 City: Gardnerville
 State: Nevada Zip: 89410

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23034317-DC
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703