

DOUGLAS COUNTY, NV

**2023-997427**

RPTT:\$3081.00 Rec:\$40.00

\$3,121.00 Pgs=3

**06/12/2023 01:37 PM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

**SHAWNYNE GARREN, RECORDER**

APN: 1220-24-201-025

R.P.T.T.: \$3,081.00

Escrow No.: 23034306-DC

When Recorded Return To:

Ryan Philips and Melanie Philips

1869 Sorrel Lane

Gardnerville, NV 89410

Mail Tax Statements to:

Ryan Philips and Melanie Philips

1869 Sorrel Lane

Gardnerville, NV 89410

SPACE ABOVE FOR RECORDER'S USE

## **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

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

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

**Ryan Philips and Melanie Philips, husband and wife, as joint tenants with right of survivorship**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 8 day of June, 2023.

The Lin O'Kelley Trust, dated March 20, 2014

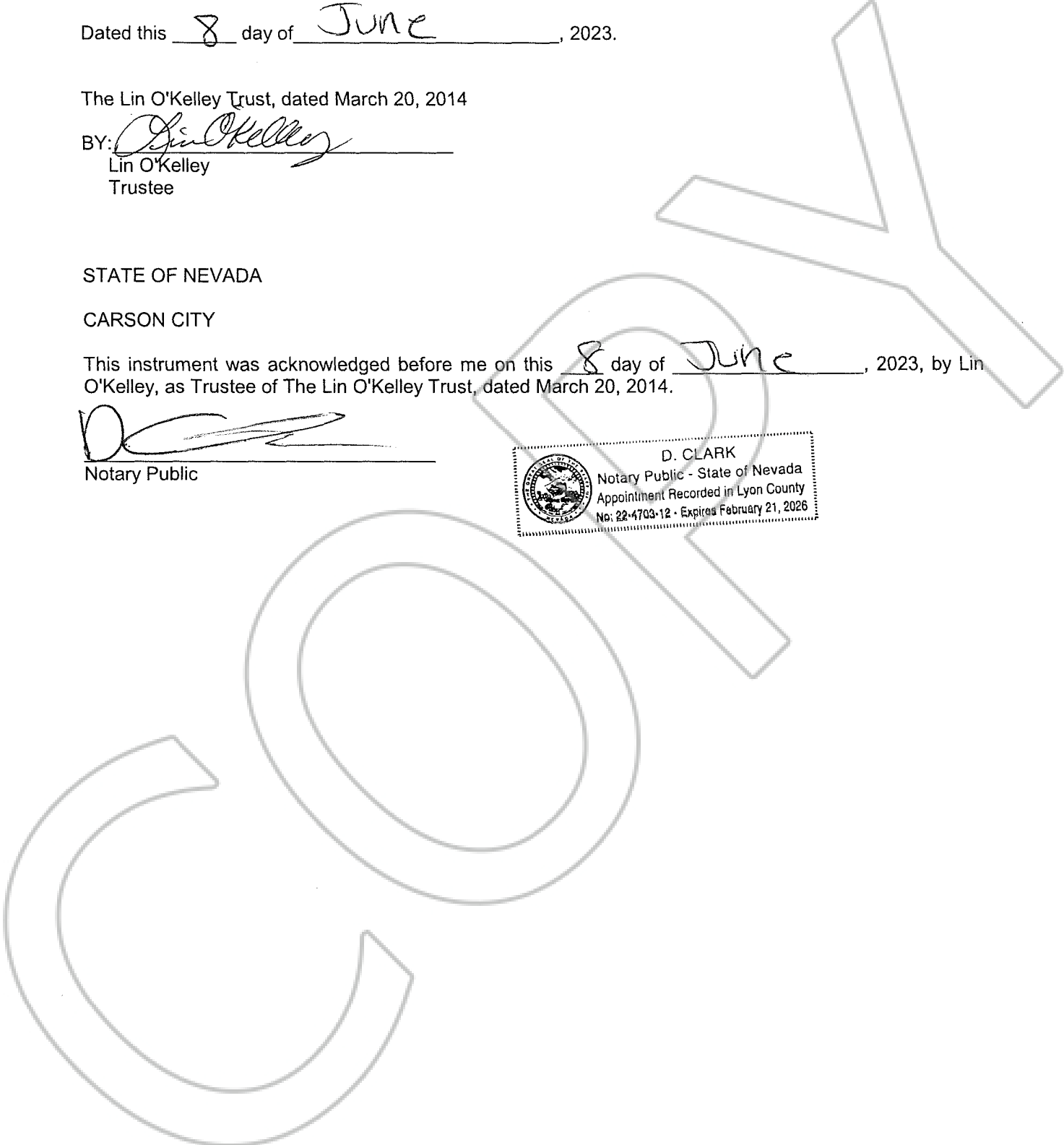
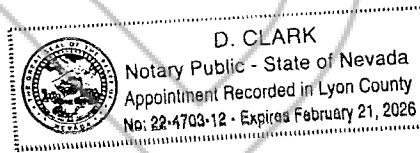
BY: *Lin O'Kelley*  
Lin O'Kelley  
Trustee

STATE OF NEVADA

CARSON CITY

This instrument was acknowledged before me on this 8 day of June, 2023, by Lin O'Kelley, as Trustee of The Lin O'Kelley Trust, dated March 20, 2014.

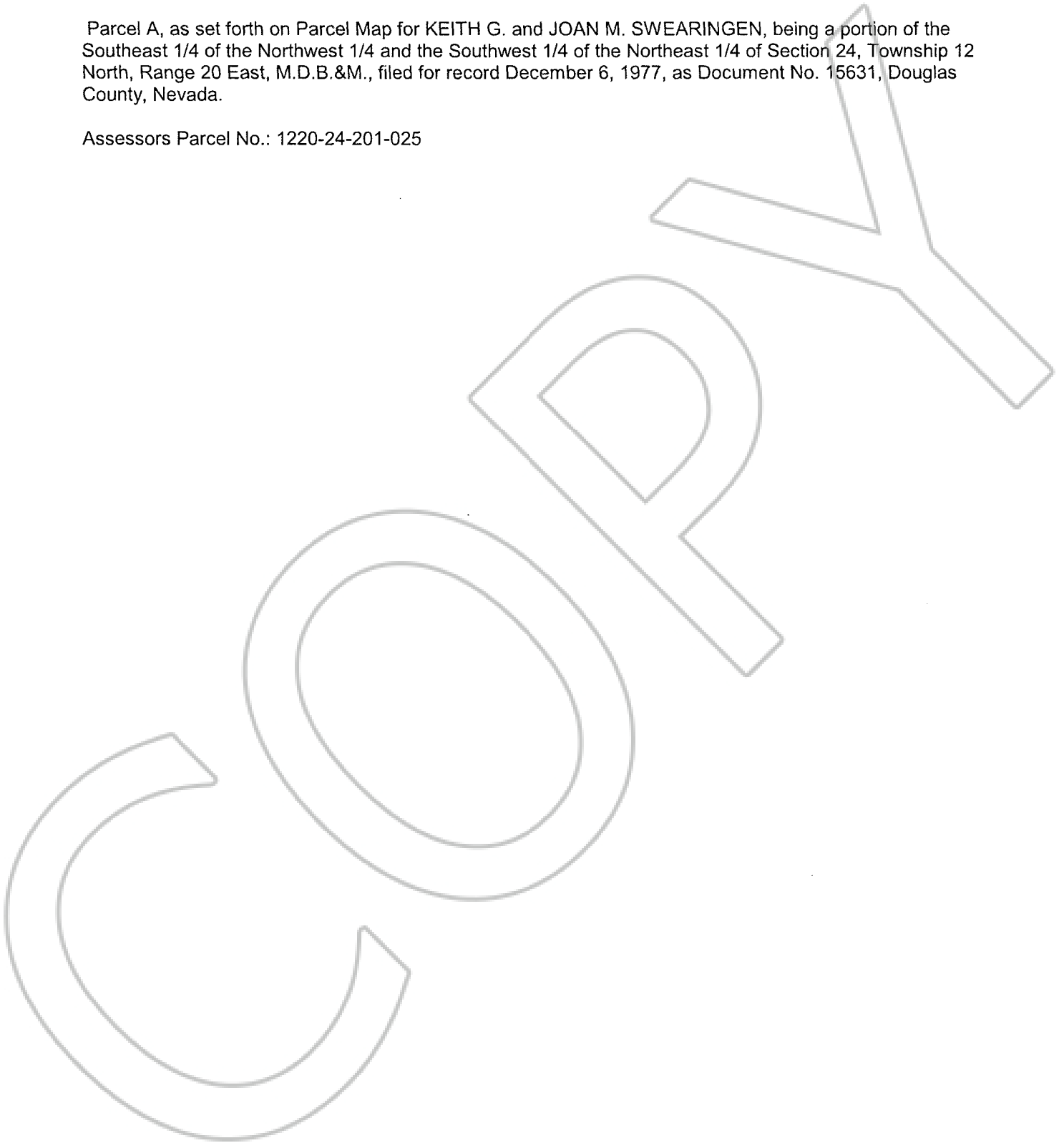
*D. Clark*  
Notary Public



**EXHIBIT "A"**

Parcel A, as set forth on Parcel Map for KEITH G. and JOAN M. SWEARINGEN, being a portion of the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B.&M., filed for record December 6, 1977, as Document No. 15631, Douglas County, Nevada.

Assessors Parcel No.: 1220-24-201-025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-24-201-025  
 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: \_\_\_\_\_

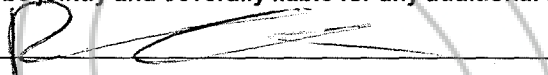
FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$790,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$790,000.00  
 d. Real Property Transfer Tax Due: \$3,081.00

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:  Capacity: ESCROW OFFICER  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: <u>Lin O'Kelley, Trustee of The Lin O'Kelley Trust, dated March 20, 2014</u>	Print Name: <u>Ryan Philips and Melanie Philips</u>
Address: <u>1486 Buckingham Ct</u>	Address: <u>1869 Sorrel Lane</u>
City: <u>Gardnerville</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89410</u>	State: <u>Nevada</u> Zip: <u>89410</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23034306-DC  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City      State: NV      Zip: 89703