

DOUGLAS COUNTY, NV **2023-998554**
RPTT:\$1969.50 Rec:\$40.00
\$2,009.50 Pgs=3 **07/14/2023 10:41 AM**
FIRST AMERICAN TITLE MINDEN
SHAWNYNE GARREN, RECORDER

A.P.N.: 1220-03-210-050
File No: 143-2665610 (et)
R.P.T.T.: \$1,969.50

When Recorded Mail To: Mail Tax Statements To:
Robert C. Kendrick and Jacquelyn M. Kendrick
1347 Scarlet Oak Drive
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

William Gilroy and Shayna Gilroy, husband and wife as joint tenants with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Robert C. Kendrick and Jacquelyn M. Kendrick, husband and wife as joint tenants, with right of survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 20 EAST FURTHER DESCRIBED AS FOLLOWS:

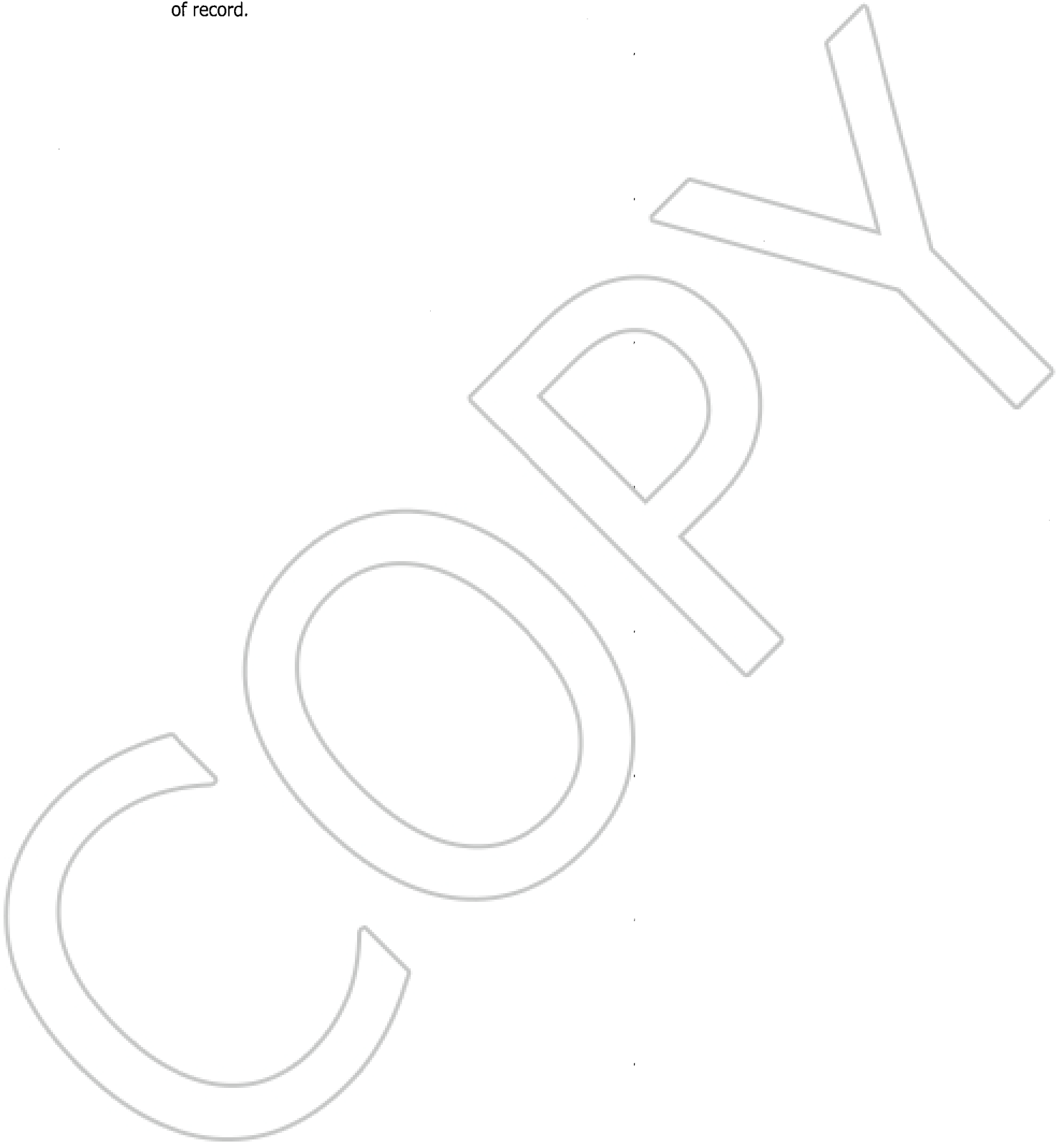
LOT 30, BLOCK F, AS SET FORTH ON FINAL SUBDIVISION MAP LDA 01-047, PLANNED UNIT DEVELOPMENT FOR ARBOR GARDENS, PHASE 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON OCTOBER 18, 2002, BOOK 1002, PAGE 8115, AS DOCUMENT NO. 555262, AND BY CERTIFICATE OF AMENDMENT RECORDED FEBRUARY 20, 2003, IN BOOK 0203, AT PAGE 7818, AS DOCUMENT NO. 567590 AND FURTHER BY CERTIFICATE OF AMENDMENT RECORDED SEPTEMBER 28, 2004 IN BOOK 0904, PAGE 11209, DOCUMENT NO. 625221.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.




William Gilroy
William Gilroy
Shayna Gilroy
Shayna Gilroy

STATE OF NEVADA)
COUNTY OF DOUGLAS) : ss.

This instrument was acknowledged before me on 7-13-2023 by **William Gilroy and Shayna Gilroy.**

Candice D. Ellis
Notary Public
(My commission expires: 7-24-24)

 CANDICE D. ELLIS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 96-3747-2 - Expires July 24, 2024

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2665610.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-03-210-050
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$505,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$505,000.00
 d) Real Property Transfer Tax Due \$1,969.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]
 Signature: [Signature]

Capacity: Grantor
 Capacity: _____

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

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

Print Name: William Gilroy and Shayna Gilroy
 Address: 824 Wagon Dr.
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Robert C. Kendrick and Jacquelyn M. Kendrick
 Address: 1347 Scarlet Oak Drive
 City: Gardnerville
 State: NV Zip: 89410

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

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2665610 et/ et
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)