

DOUGLAS COUNTY, NV  
RPTT:\$4290.00 Rec:\$40.00  
\$4,330.00 Pgs=3

**2024-1006074**

**03/27/2024 01:37 PM**

TICOR TITLE - RENO (MAIN)

SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1318-23-216-002

Order No.: TTR2400186-AM

**WHEN RECORDED MAIL TO and MAIL  
TAX STATEMENTS TO:**

Sean P. O'Keefe  
151 Holly Ln  
Zephyr Cove, NV 89448

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

R.P.T.T \$4,290.00

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

**David M. Meadows and Judith L. Meadows, as Trustees of the David M. Meadows  
and Judith L. Meadows Family Trust, dated October 21, 2022,**

do(es) hereby GRANT, BARGAIN AND SELL to

**Sean P. O'Keefe, a married man as his sole and separate property**

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"  
ATTACHED HERETO AND MADE A PART HEREOF.

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.

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

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR  
GRANT BARGAIN SALE DEED

Dated: 3/22/24

The David M. Meadows and Judith L. Meadows Family Trust, dated October 21, 2022

BY: [Signature]

David M. Meadows  
Trustee

BY: [Signature]

Judith L Meadows  
Trustee

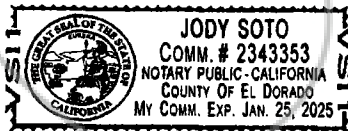
State of ~~NEVADA~~ California  
County of ~~DOUGLAS~~ EL Dorado

This instrument was acknowledged before me on this 22 day of March  
2024 by

David M. Meadows, Judith L. Meadows.

[Signature]  
Notary Public

[SEAL]



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 1318-23-216-002**

---

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

Lot 79 as shown on the Map of Lake Village Unit No. 2-E, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 18, 1972, as File No. 62363, Official Records.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor's Parcel Number(s)  
a. 1318-23-216-002  
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  
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 1,100,000.00  
b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
c. Transfer Tax Value: \$ 1,100,000.00  
d. Real Property Transfer Tax Due \$ 4,290.00

4. **If Exemption Claimed:**  
a. Transfer Tax Exemption per NRS 375.090, Section NONE  
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 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] Capacity: Grantor  
Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: The David M. Meadows and Judith L. Meadows Family Trust, dated October 21, 2022  
Address: 4161 Vega Loop  
City: Shingle Springs  
State: CA      Zip: 95682

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

Print Name: Sean P. O'Keefe  
Address: 151 Holly Ln  
City: Zephyr Cove  
State: NV      Zip: 89448

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

Print Name: Ticor Title of Nevada, Inc.  
Address: 5441 Kietzke Lane, Suite 100  
City: Reno

Escrow # TTR2400186  
State: NV      Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED