

DOUGLAS COUNTY, NV

2024-1006075

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

03/27/2024 01:37 PM

TICOR TITLE - RENO (MAIN)

SHAWNYNE GARREN, RECORDER

E05

APN: 1318-23-216-002

Escrow 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, SALE DEED**

R.P.T.T Exemption #5

THIS INDENTURE WITNESSETH: That

**Vivian Tseng, a married woman, spouse of the Grantee vested herein**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
do(es) hereby Grant, Bargain, Sell and Convey to

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

all that 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.

**GRANTOR HEREIN EXECUTES THIS INSTRUMENT FOR THE SOLE PURPOSE OF  
RELINQUISHING ANY AND ALL CLAIM OR CLAIMS OF COMMUNITY PROPERTY  
INTEREST HE/SHE HAS OR MAY HAVE IN AND TO THE WITHIN DESCRIBED REAL  
PROPERTY.**

Subject to:


1. Taxes for the fiscal year;
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

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

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR  
GRANT BARGAIN SALE DEED**

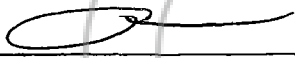
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s)  
set forth below.

Dated: 3/25/24

BY:   
Vivian Tseng

State of **Arizona**  
County of **Maricopa**

This instrument was acknowledged before me on this 25<sup>th</sup> day of March,  
2024, by  
Vivian Tseng

  
Notary Public  
My Commission Expires: 04/15/2024



**FAITH E. JOHNSON**  
Notary Public - Arizona  
Final Co. / #579783  
Expires 04/15/2024

[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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 05  
 b. Explain Reason for Exemption: Transfer Between spouses without consideration

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: [Handwritten Signature]      Capacity: Escrow agent  
 Signature: \_\_\_\_\_      Capacity: \_\_\_\_\_

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

Print Name: Vivian Tseng  
 Address: 151 Holly Ln  
 City: Zephyr Cove  
 State: NV      Zip: 89448

**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