

1220-16-210-194  
~~APN: 27-625-06~~



SHAWNYNE GARREN, RECORDER E07

R.P.T.T.: \$0.0  
Exempt: (NRS 375.090, Section 7) -

**RECORDING REQUESTED BY:**

Jerry Lawrence Murphy Jr.  
1218 Manhattan Way  
Gardnerville, NV 89460

**AFTER RECORDING MAIL TO:**

Jerry Lawrence Murphy Jr.  
1218 Manhattan Way  
Gardnerville, NV 89460

**MAIL TAX STATEMENT TO:**

Jerry Lawrence Murphy Jr.  
1218 Manhattan Way  
Gardnerville, NV 89460

I/We the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for the recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

**GRANT, BARGAIN AND SALE DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT,

JERRY L. MURPHY, JR., an unmarried man,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
does hereby GRANT, BARGAIN, SELL, AND CONVEY, to:

JERRY LAWRENCE MURPHY, JR, as Trustee of  
THE JERRY LAWRENCE MURPHY JR. LIVING TRUST,

UAD April 29, 2024 and any amendments thereto.

ALL of their interest in the real property situated in the County of Douglas,  
State of Nevada, more particularly described in EXHIBIT "A", attached hereto and incorporated  
herein, together with all and singular tenements, hereditaments, and appurtenances thereunto  
belongings or in anywise appertaining, and any reversions, remainders, rents, issues profits thereof.

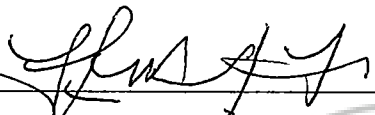
- SUBJECT TO: 1. Taxes for the current fiscal year, paid current.
2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record if any

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The parties have approved the preparation of this deed and assume all liability whatsoever to the accuracy of the legal description and/or the status of the title to the property.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

WITNESS my hand(s), this 16<sup>th</sup> day of May, 2024

  
\_\_\_\_\_  
JERRY L. MURPHY, JR

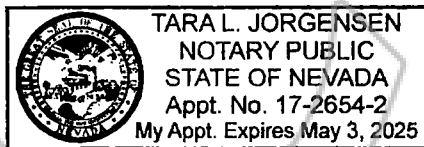
STATE OF NEVADA

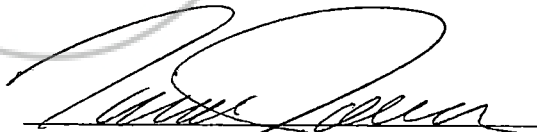
COUNTY OF WASHOE

This instrument was acknowledged before me on this 16<sup>th</sup> day of May, 2024,

By: JERRY L. MURPHY, JR

(Notary Stamp)



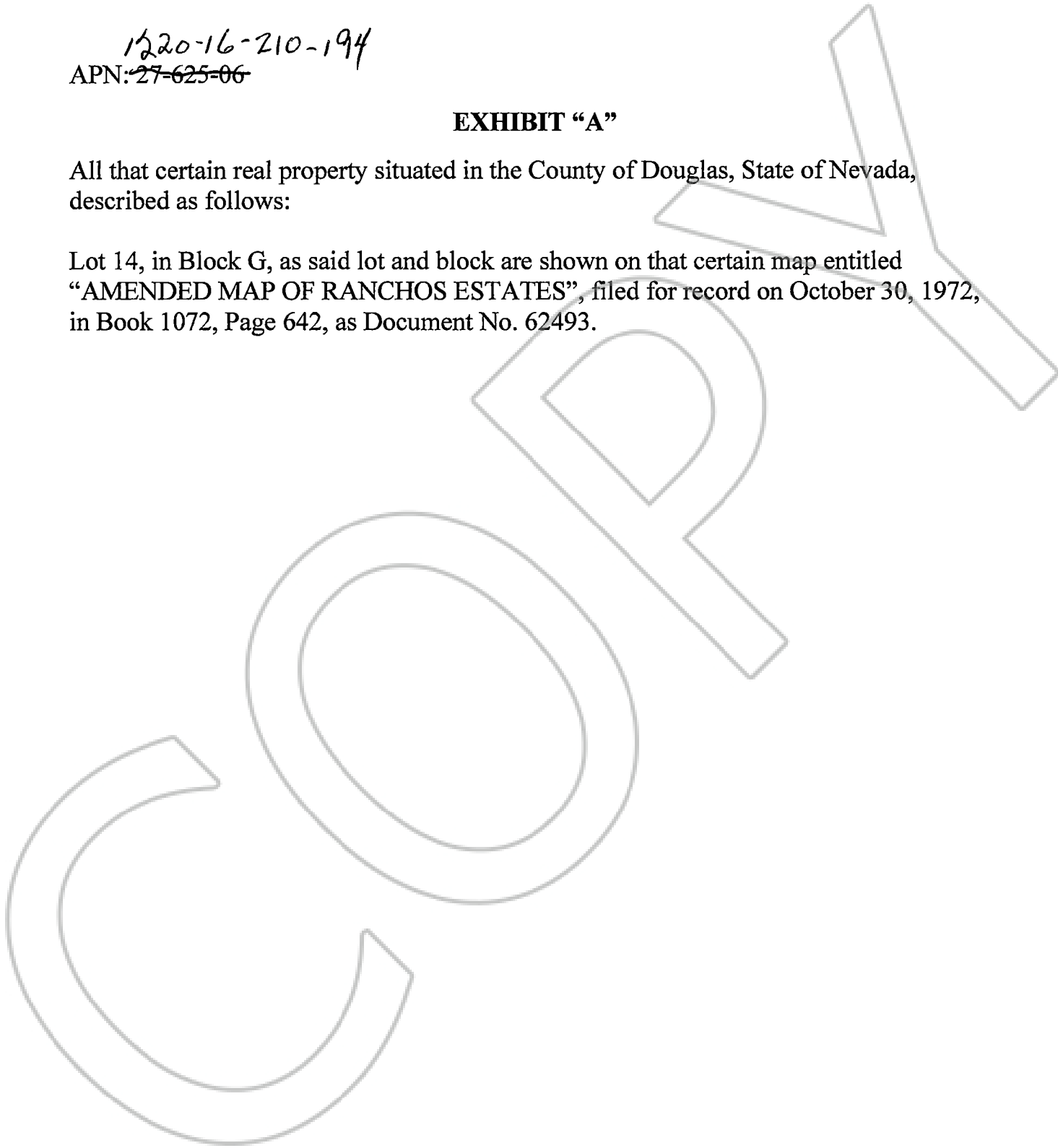
  
\_\_\_\_\_  
NOTARY PUBLIC

1220-16-210-194  
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**EXHIBIT "A"**

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

Lot 14, in Block G, as said lot and block are shown on that certain map entitled  
"AMENDED MAP OF RANCHOS ESTATES", filed for record on October 30, 1972,  
in Book 1072, Page 642, as Document No. 62493.



# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

a) 27-625-06 1220-16-210-194  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

**2. Type of Property:**

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/>            | 2-4 Plex        |
| e) <input type="checkbox"/> | Apt. Bldg.   | f) <input type="checkbox"/>            | Comm'l/Ind'l    |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/> | Other        |  |                 |

**FOR RECORDERS OPTIONAL USE ONLY**  
 Notes: 5/16/24 Trust OR  
AS

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	\$ _____
Real Property Transfer Tax Due:	\$ _____

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 7  
 b. Explain Reason for Exemption: \_\_\_\_\_  
Transfer to Trust without consideration

5. Partial Interest: Percentage being transferred: 100 %

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 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 Grantor/Grantee  
 Signature: \_\_\_\_\_ Capacity Grantor/Grantee

**SELLER (GRANTOR) INFORMATION      BUYER (GRANTEE) INFORMATION**

(REQUIRED)	(REQUIRED)
Print Name: <u>Jerry L. Murphy Jr.</u>	Print Name: <u>The Jerry Lawrance Murphy Jr. Living Trust</u> <span style="float: right;">UAD</span>
Address: <u>1218 Manhattan Way</u>	Address: <u>1218 Manhattan Way</u> <span style="float: right;">4-29-24.</span>
City: <u>Gardnerville</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89460</u>	State: <u>NV</u> Zip: <u>89460</u>

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Jerry Lawrence Murphy Jr.      Escrow # \_\_\_\_\_  
 Address: Gardnerville  
 City: Reno      State: NV      Zip: 89460