

APN: 1320-27-002-022  
**R.P.T.T.**  
Escrow No.: 24041115-SA  
When Recorded Return To:  
Kelley Lynne Carrison  
General Delivery  
Gardnerville, NV 89410

Mail Tax Statements to:  
Kelley Lynne Carrison  
General Delivery  
Gardnerville, NV 89410

DOUGLAS COUNTY, NV  
RPTT:\$0.00 Rec:\$40.00  
\$40.00 Pgs=3  
2024-1008623  
05/30/2024 10:31 AM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER E06

SPACE ABOVE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

\*\*\*This document is being executed in counterpart\*\*\*

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Stephen Douglas Simpson, an unmarried man and Kelly Lynne Carrison, an unmarried woman who acquired title as Stephen Douglas Simpson and Kelley Lynne Simpson, husband and wife as joint tenants with right of survivorship**

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

**Kelley Lynne Carrison, an unmarried woman**

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 7 day of May, 2024.

Stephen Douglas Simpson  
Stephen Douglas Simpson

Kelley Lynn Carrison  
Kelley Lynn Carrison

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 7 day of May, 2024 by Stephen Douglas Simpson

Cynthia Haggard  
Notary Public



STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 8 day of May, 2024 by Kelley Lynne Carrison

Cynthia Haggard  
Notary Public



## EXHIBIT "A"

### PARCEL A:

Parcel 2 as set forth on that certain Final Parcel Map LDA #02-020 for Rhoda Chichester, Trustee, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on May 31, 2002, in Book 502, Page 10327, as Document No. 543547 and Certificate of Amendment recorded September 3, 2002, in Book 902, Page 00003, as Document No. 551217.

### PARCEL B:

Together with a non-exclusive easement for access and utilities over and across all those certain parcels of land designated as access and utility easement as set forth on that certain Land Division Map of Lot 3 of John B. Anderson No. 1, L.D.M. (parcel 2) for G.P. Trucking, as filed in the Office of the County Recorder of Douglas County, Nevada, on March 25, 1981, as Document No. 54709.

Except therefrom all those certain non-exclusive easements traversing the hereinabove described parcel of land.

### PARCEL C:

An easement for power and telephone purposes over and across adjacent properties as set forth in Deed to Gary A. Peterson etux, recorded September 4, 1984, in Book 984, Page 94, as Document No. 106114, Official Records of Douglas County, Nevada.

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**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-27-002-022  
 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: \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: #6 \_\_\_\_\_  
 b. Explain Reason for Exemption: Ex Spouse deeding off in decree of divorce \_\_\_\_\_  
 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 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: *Stephen Douglas Simpson* Capacity: Grantor Escrow  
 Signature \_\_\_\_\_ Capacity: Grantee

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

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

Print Name: Stephen Douglas Simpson and Kelley Lynne Carrison  
 Address: GENERAL DELIVERY  
 City: GARDNERVILLE  
 State: NV Zip: 89410

Print Name: Kelley Lynne Carrison  
 Address: GENERAL DELIVERY  
 City: GARDNERVILLE  
 State: NV Zip: 89410

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24041115-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED