

DOUGLAS COUNTY, NV

2024-1009724

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

07/03/2024 11:52 AM

REAL ADVANTAGE TITLE INSURANCE COMPANY

SHAWNYNE GARREN, RECORDER

E05

APN NO.: 1418-34-303-008

Recording Requested By:
Orange Coast Title

WHEN RECORDED MAIL TO:

Michael Reeder

1151 US Highway 50
Glenbrook, NV 89413

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

Holbert

Affix RPTT: Exempt 5 (spouse to spouse)

ESCROW NO.: 24-TKG-36507

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Pamela M. O'Keefe, spouse of the grantee herein

for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Michael Reeder, a married man as his sole and separate property

all that real property situate in the County of ^{Douglas} ~~Clark~~, State of Nevada, described as follows:

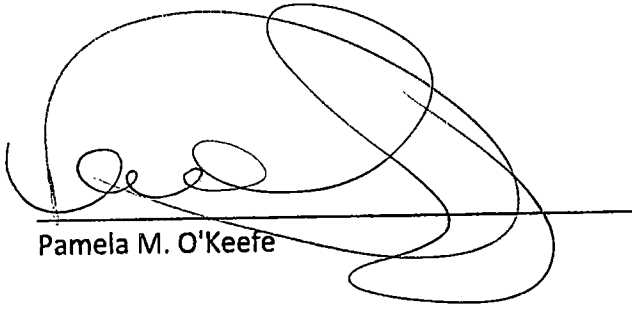
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE PART HEREIN

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

It is the express intention of the grantor herein, being the spouse of the grantee herein, to convey all rights, title and interest of the grantor, community or otherwise, in and to the within described property to the grantee as his/her sole and separate property.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.


Pamela M. O'Keefe

STATE OF NEVADA

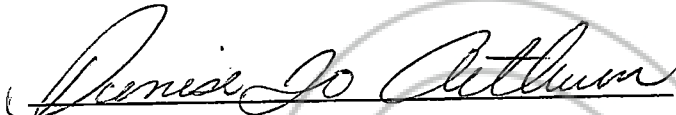
COUNTY OF Douglas CLARK, 25th

On June 28, 2024

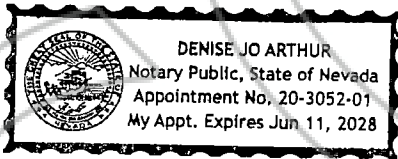
Personally appeared before me, a Notary Public

Pamela M. O'Keefe

Who acknowledged that he/she/they executed the above instrument.


Notary Public

My commission expires: June 11, 2028



SS:

Exhibit "A"

Parcel 1:

That portion of Lot 7, of Lots of Sections 34, Township 14, North, Range 18 East, M.D.B. & M., as shown on the maps of Lots 2 and 3, Section 34, Township 14 North, Range 18 East, M.D.B. & M., filed in the Office of the County Recorder of Douglas County, Nevada on March 5, 1947, described as follows:

Commencing at the Southeast corner of said Lot 3, being identical with the Southeast corner of said Lot 7, as shown on said map; thence Northerly along the Easterly line of said lots, being the North-South centerline of Section 34, a distance of 120.00 feet to a point being the Easterly corner common to the properties of Konrad Nystol, et ux, and Sherman I. Conover, et ux, recorded in Book 3 at Page 418, and in Book 4 at Page 138, respectively, of Official Records of said County; thence North $89^{\circ} 54' 57''$ West along the line common to the properties of Nystol and Conover, a distance of 150.00 feet to the Southwesterly corner of the Nystol property, the True Point of Beginning; thence North $89^{\circ} 54' 57''$ West, 150.72 feet to the Easterly right-of-way of U.S. Route 50; thence Northerly along the right-of-way on a curve to the left, the chord of which bears North $8^{\circ} 03' 30''$ West, 81.37 feet; thence South $89^{\circ} 48' 09''$ East, 162.00 feet, to the Northwest corner of said Nystol property; thence South $0^{\circ} 28' 52''$ West, 80.27 feet to the True Point of Beginning.

Parcel 2:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:
An undivided one-fourth interest in that certain well that bears South $4^{\circ} 43' 40''$ West, a distance of 3,848.88 feet from the North Quarter Section corner of Section 34, Township 14 North, Range 18 East, M.D.B.&M., situate in the County of Douglas, State of Nevada, with an undivided one-fourth interest in the pump house equipment used in connection therewith, and the right to use an existing pipeline from said well to the hereinafter described easement with the right to install in additional pipeline paralleling the course of said existing pipeline and installed as close thereto as possible, together with right to repair, replace and maintain the same. Second party agrees to pay one-fourth of the cost of the operation, repair and replacement of said well and the equipment used in connection therewith and that the right of second party to use said well and equipment is conditioned upon the payment of said portion of said cost.

Together with the non-exclusive right to use for ingress to and egress from the parcel conveyed to grantees herein by Deed recorded August 28, 1969, as Document No. 45396, Douglas County, Nevada, recorded and for the purpose of installing, maintaining and replacing utility and other services for the benefit of the parcel so conveyed to grantees herein by Deed recorded as Document No. 45396, Douglas County, Nevada, records, a strip of land 20 feet in width and particularly described as follows:

Commencing at the Southeast corner of Lot 7, as shown on the map entitled, "Subdivision Survey" Lot 3, Section 34, Township 14 North, Range 18 East, M.D.B.&M., and running thence North $89^{\circ} 53'$ West, along the South line of said Lot, a distance of 100 feet; thence North $0^{\circ} 31'$ East, parallel with the East line of said Lot, a distance of 100 feet to the Point of Beginning; thence continuing North $0^{\circ} 31'$ East, parallel with the East line of said lot, a distance of 20 feet to a point; thence North $89^{\circ} 53'$ West, a distance of 202.8 feet, more or less, to the Eastern right-of-way line of US Highway 50; thence Southerly along said Eastern right-of-way line, a distance of 20 feet, more or less, to a point which bears North $89^{\circ} 53'$ West from the Point of Beginning; thence South $89^{\circ} 53'$ East, a distance of 200.5 feet, more or less, to the Point of Beginning.

pursuant to NRS section 111.312 the above legal description is the same property conveyed in deed recorded 4-17-2024 as instrument number 2024-1006791

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1418-34-303-008
- b)
- c)
- d)

2. Type of Property:

- | | |
|-----------------|--|
| a) Vacant Land | b) <input checked="" type="checkbox"/> 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 RECORDER'S OPTIONAL USE ONLY

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 5
- b. Explain Reason for Exemption: Relinquishment of interest by spouse not on title 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 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: _____ Capacity: Grantor

Signature: _____ Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Pamela M. O'Keefe
 Address: 1151 US Highway 50
 City: Glenbrook
 State: NV Zip: 89413

Print Name: Michael Reeder
 Address: 1151 US Highway 50
 City: Glenbrook
 State: NV Zip: 89413

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

Print Name: Equity Title of Nevada
 Address: 2475 Village View Drive, Suite 250
 City, State & Zip: Henderson, NV 89074

Escrow #: 24-TKG-36507

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED