

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Ann Keller  
Lester Keller  
P.O. Box 78  
Bishop, CA 93514



00184576202410107230030035

SHAWNYNE GARREN, RECORDER

E07

Grant Deed

THE UNDERSIGNED GRANTOR(s) DECLARE:(s)  
Documentary Transfer Tax is \$0\* Exempt R & T 11930  
Unincorporated Area  
Conveyance Tax is \$  
Parcel No.: 1320-32-117-021

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

ANN M. KELLER AND LESTER L. KELLER, HUSBAND AND WIFE AS JOINT TENANTS,

hereby GRANT(s) to LESTER L. KELLER AND ANN MYERS KELLER, as trustees of the  
KELLER FAMILY TRUST dated SEPTEMBER 6, 2016,

the following real property in the COUNTY OF DOUGLAS, STATE OF NEVADA, described as follows:

SEE ATTACHED LEGAL DESCRIPTION

MORE COMMONLY KNOWN AS: 1574 WILDROSE LN., MINDEN, NV 89423

Dated: JUNE 26, 2024

ANN M. KELLER

LESTER L. KELLER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF INYO

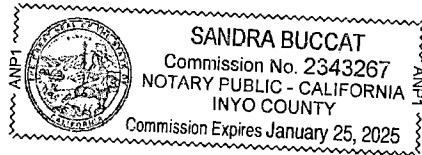
}s.s

On JUNE 26, 2024 before me, SANDRA BUCCAT, a Notary Public, personally appeared ANN.M.KELLER AND LESTER L. KELLER, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons or the entity upon behalf of which the persons, acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature



**Order No.: 01605687-RLT**

**EXHIBIT A**

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

Lot 2, Block G, as shown on the Official Map of Wildrose No. 3, Unit 3, recorded in the Office of the County Recorder of Douglas County, Nevada on April 4, 1973, in Book 473 of Maps, at Page 72, as Document No. 65028.

TOGETHER with a parcel of land, the Northerly line being adjacent to and parallel with the Southerly line of said Lot 2, all more particularly described as follows:

BEGINNING at the Northeasterly corner of said Lot 2;

thence South  $26^{\circ}35'00''$  West, 100.00 feet;  
thence South  $63^{\circ}25'00''$  East, 37.97 feet;  
thence South  $26^{\circ}35'00''$  West, 15.97 feet;  
thence North  $61^{\circ}56'52''$  West, 133.02 feet;  
thence North  $26^{\circ}35'00''$  East, 112.56 feet;  
thence South  $63^{\circ}25'00''$  East, 95.00 feet to THE POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey to Support a Boundary Line Adjustment, recorded in the Office of the Douglas County Recorder, State of Nevada on April 19, 2006, in Book 0406 at Page 6334 as Document No. 673023, Official Records.

Note: Legal description previously contained in Document No. 2016-883584 recorded on June 30, 2016.

APN: 1320-32-117-021

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1320-32-117-021  
 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'/Ind'l  
 g.  Agricultural        h.  Mobile Home  
 Other

FOR RECORDERS OPTIONAL USE ONLY  
 Book 1320-32-117-022 (New APN) Page: \_\_\_\_\_  
 Date of Recording: 8/5/21  
 Notes: Trust ok - AK

- 3.a. Total Value/Sales 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 7  
 b. Explain Reason for Exemption: A transfer of title to or from a 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 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 Ann M. Keller Capacity: owner

Signature Lester L. Keller Capacity: owner

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

Print Name: Ann and Lester Keller  
 Address: P.O. Box 78  
 City: Bishop  
 State: CA                      Zip: 93514

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

Print Name: Ann and Lester Keller, Trustee  
 Address: P.O. Box 78  
 City: Bishop  
 State: CA                      Zip: 93514

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

Print Name: Sandra Buccat  
 Address: 106 S. Main St., STE 201  
 City: Bishop

Escrow # \_\_\_\_\_  
 State: CA                      Zip: 93514

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED