

DOUGLAS COUNTY, NV
RPTT:\$4520.10 Rec:\$40.00
\$4,560.10 Pgs=3

2024-1011091

08/19/2024 01:30 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1320-25-001-010
R.P.T.T.: \$4,520.10
Escrow No.: 24040745-SA
When Recorded Return To:
Christopher Skelly and Kelly Skelly
1830 Ty Lane
Minden, NV 89423

Mail Tax Statements to:
Christopher Skelly and Kelly Skelly
1830 Ty Lane
Minden, NV 89423

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,

Jeremy Greening and Heidi McNeal-Greening, husband and wife as joint tenants

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

Christopher Skelly and Kelly Skelly, husband and wife, as joint tenants

all that real property situated in the Town of Minden, County of Douglas, State of Nevada, described as follows:

Parcel 1:

Being a portion of the South ½ of the South ½ of the Northwest ¼ of the Northwest ¼ of Section 25, Township 13 North, Range 20 East, M.D.B. & M., further described as follows:

Parcel C as set forth on the Parcel Map for William P. Simpson and Rosalie Simpson, filed for record December 3, 1979, in Book 1279, Page 1, Document No.39248, Official Records of Douglas County, State of Nevada.

Parcel 2:

TOGETHER with a 30 foot access easement lying along the South boundary of Parcels A & B, and West boundary of Parcel A, as set forth on said Parcel Map.

APN: 1320-25-001-010

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

Dated this 8 day of August, 2024.

[Signature]
Jeremy Greening

Heidi McNeal-Greening

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 8 day of August, 2024 by
Jeremy Greening

[Signature]
Notary Public



STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20__, by Heidi
McNeal-Greening.

Notary Public

Dated this 9 day of Aug, 2024.

Jeremy Greening
Jeremy Greening

Heidi McNeal-Greening
Heidi McNeal-Greening

STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by
Jeremy Greening

Notary Public

STATE OF Alaska
COUNTY OF 3rd Judicial

This instrument was acknowledged before me on this 9 day of Aug, 2024 by Heidi
McNeal-Greening.

Heather Lewis
Notary Public

NOTARY PUBLIC
Heather Lewis
STATE OF ALASKA
My Commission Expires 10.22.2027

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-25-001-010
 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: \$1,159,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,159,000.00
 d. Real Property Transfer Tax Due: \$4,520.10

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

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 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: *Jeremy Greening* Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Jeremy Greening and Heidi.
 Print Name: McNeal-Greening
 Address: 895 Ocean Drive Loop
 City: Homer
 State: AK Zip: 99603

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Christopher Skelly and Kelly Skelly
 Address: 1830 Ty Lane
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24040745-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED