

DOUGLAS COUNTY, NV **2024-1011099**
RPTT:\$1423.50 Rec:\$40.00
\$1,463.50 Pgs=3 **08/19/2024 03:58 PM**
TICOR TITLE - CC (NVTH3K)
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1420-07-617-011

Order No.: TTR2402009-DKC

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Patrick Kelly
3549 Vista Grande Blvd
Carson City, NV 89705

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$1,423.50

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

Lindsey Rae Jiles, Trustee of The LeeLoo Living Trust dated December 29, 2021,

do(es) hereby GRANT, BARGAIN AND SELL to

Patrick Kelly, an unmarried man

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:


1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

Dated: 8/8/24

The Leeloo Living Trust

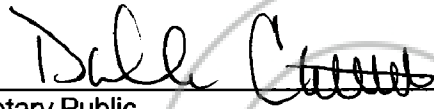
BY: 

Lindsey Rae Jiles, Trustee

State of NEVADA

County of CARSON CITY

This instrument was acknowledged before me on this 8 day of August,
2024, by Lindsey Rae Jiles.


Notary Public

[SEAL]

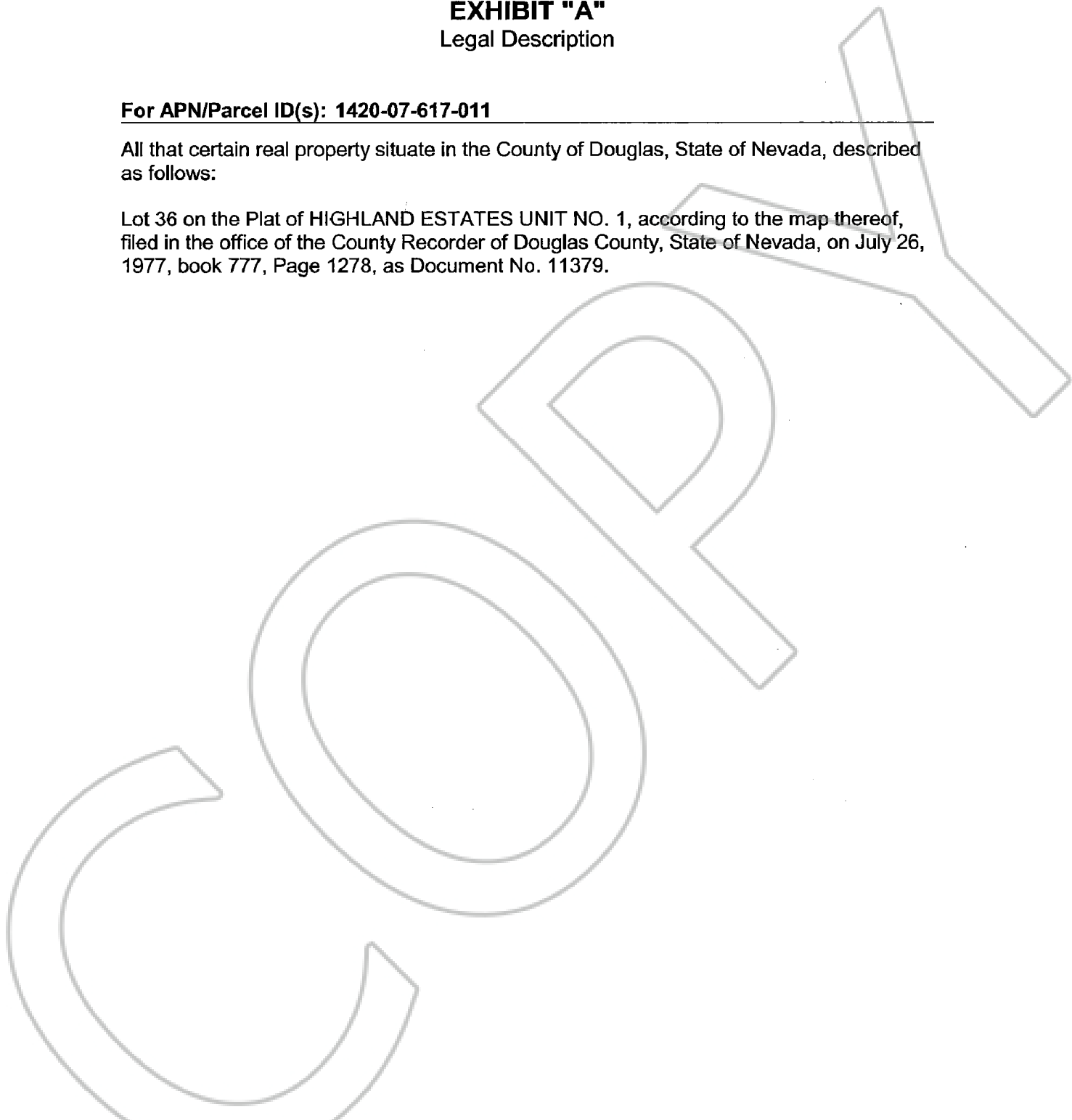


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1420-07-617-011

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

Lot 36 on the Plat of HIGHLAND ESTATES UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 26, 1977, book 777, Page 1278, as Document No. 11379.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)

- a. 1420-07-617-011
- 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'l/Ind'l
- g. Agricultural
- h. Mobile Home
- Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ 365,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax Value: \$ 365,000.00
- d. Real Property Transfer Tax Due \$ 1,423.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section NONE
- 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 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 [Signature] Capacity: Grantor
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lindsey Rae Jiles, Trustee of The LeeLoo Living Trust dated December 29, 2021
 Address: 3549 Vista Grande Blvd
 City: Carson City
 State: NV Zip: 89705

Print Name: Patrick Kelly
 Address: 3549 Vista Grande Blvd
 City: Carson City
 State: NV Zip: 89705-7154

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

Print Name: Ticor Title of Nevada, Inc. Escrow # TTR2402009
 Address: 307 West Winnie Lane, Suite 1
 City: Carson City State: NV Zip: 89703