

file

Doc Number: **0848056**

08/18/2014 02:37 PM

OFFICIAL RECORDS

Requested By:
WAYNE M. SHARRAR

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00

Bk: 0814 Pg: 3883 RPTT # 7



Deputy: lsg

APN # 1121-05-513-013

Recording request by and mail documents
and tax statements to: TRUSTEES

✓ Sharon L. Sharrar & Wayne M. Sharrar
24 Connor Way, Gardnerville, NV 89410
NO social security #s of any person herein.

QUITCLAIM DEED

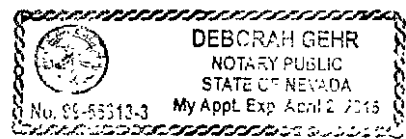
RPTT: _____

THIS INDENTURE WITNESS That the GRANTORS Wayne M. Sharrar and Sharon L. Sharrar, married, for and in consideration of ONE DOLLAR (\$ 1.00) do hereby QUITCLAIM the right, title, and interest, if any, which GRANTORS have in all that real property, the receipt of which is hereby acknowledged, to GRANTEES, Wayne M. Sharrar and Sharon L. Sharrar, Trustees of the "Wayne M. & Sharon L. Sharrar Revocable Trust dated August 17, 2014," all that home, land, and property situated in Douglas County, Nevada, their home and property located at 24 Connor Way, Gardnerville, Douglas County, Nevada 89410, legally bounded and described as: Please see legal description, "Exhibit A," attached and referenced herein. Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to. In Witness Whereof, we hereunto set our hands to sign and execute this document on August 17, 2014.

Grantor, Wayne M. Sharrar

Grantor, Sharon L. Sharrar

STATE OF NEVADA)
) S.S.
COUNTY OF CARSON)



Sworn and subscribed before me, Nevada Notary Public for Carson County, on August 17, 2014, personally appeared identified Sharon L. Sharrar & Wayne M. Sharrar, who signed document each in his and her own capacity.

Notary Public

Exhibit "A"

A.P.N.: 1121-05-513-013

Escrow No. 1098552-wd

Recording Requested by:

Mail Tax Statements and when
Recorded, mail to:
Mr. & Mrs. Sharrar
24 Conner Way
Gardnerville, NV 89406

DOC # 811865
10/30/2012 01:34PM Deputy: SG
OFFICIAL RECORD
Requested By:
Northern Nevada Title CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 13 Fee: \$26.00
BK-1012 PG-8032 RPTT: 0.00



SUBLEASE

This Sublease, hereinafter referred to as "Lease", made and entered into this 12 day of October, 2012, by and between Michael Pate and Helen M. Pate, husband and wife, as Joint Tenants hereinafter called "Lessor", and Wayne M. Sharrar and Sharon L. Sharrar, husband and wife as community property with right of survivorship, hereinafter called "Lessee" and referred to in the singular number and masculine gender (regardless of the actual number and gender),

WITNESSETH:

WHEREAS, Lessor has leased the real property of which the premises sublet hereunder are a part, under written lease dated April 28, 1997, as modified on June 9, 1997 between Leon Mark Kizer (hereinafter called "Kizer"), as Lessor, and Lessor herein, as Lessee, which lease was recorded on may 15, 1997, as document no. 672-007-97 of the Land Titles and Records bureau of Indian Affairs, Albuquerque, New Mexico and the modification recorded on June 13, 1997, as document no. 672-011-97 of the Land Titles and Records Bureau of Indian Affairs, Albuquerque, New Mexico, which lease is hereinafter referred to as "the Master Lease", and to which reference is hereby made for the full particulars thereof;

NOW, THEREFORE, for and in consideration of the payment of any rentals, taxes and other charges to be paid by Lessee and the performance of the covenants and conditions to be observed and performed by Lessee, all as hereinafter provided, Lessor hereby leases unto Lessee for the term, at the rentals, for the uses and purposes, and upon and subject to the reservations, restrictions, easements and rights of way of record and the covenants, conditions, and restrictions recorded on April 28, 1997, as document no. 672-007-97 of the Land Titles and Records Bureau of Indian Affairs, Albuquerque, New

Mexico, and on October 13, 1997, as document no. 423882 in the office of the County Recorder of Douglas County, Nevada, the following described land in the County of Douglas, State of Nevada, to-wit:

A Leasehold Estate as created by that certain Lease dated October 8, 1997 executed by Leon Mark Kizer, as Lessor and PTP, Inc., as Lessee, which recorded on October 13, 1997 in Book 1097 at Page 2349 as Document No. 423882, and by that certain Sublease dated May 14, 2003, executed by PTP, Inc., a Nevada corporation, as Lessor and Kirk Johnson and Gina Johnson, husband and wife as joint tenants, as Lessee, recorded June 26, 2003, in Book 603, Page 14838, Document No. 581591 and by Sublease dated February 18, 2004, executed by Kirk Johnson and Gina Johnson, husband and wife as joint tenants, as Lessor and Michael Pate and Helen M. Pate, husband and wife as joint tenants, as Lessee, recorded February 26, 2004, in Book 204, Page 11723, Document No. 605744, Official Records of Douglas County, Nevada.

A Leasehold Interest in and to the following:

Lot 118 as set forth on Record of Survey of PINEVIEW DEVELOPMENT, UNIT 4 being filed for record in the office of the Douglas County Recorder on August 28, 2002 in Book 0802, Page 9714, as Document No. 550737 as set forth on Amended Record of Survey of PINEVIEW DEVELOPMENT, UNIT 4 recorded December 23, 2002, in Book 1202, Page 10400, as Document No. 561783, Official Records.

The above described land is referred to hereinafter as "the leased premises".

1. TERM. The term of this lease shall be for a period commencing the 30th day of October, 2012, and ending on the 10th day of October, 2096, subject however, to earlier termination as hereinafter provided.
2. USE OF PREMISES. During the term of this lease, Lessee shall use the leased premises solely for private residential purposes. Lessee shall not erect or maintain thereon suffer or permit to be erected or maintained thereon any structures other than family dwellings with necessary appurtenances in compliance with the Covenants, Conditions and Restrictions. Lessee shall not use or suffer or permit any person to use said premises, or any portion thereof, for any purpose tending to injure the reputation thereof, or to disturb the neighborhood or occupants of adjoining property, or to constitute a nuisance, or in violation of any public law, ordinance, or regulation in anywise applicable thereto.
3. RENTAL. Lessee agrees to pay Lessor as rental for the use and occupancy of the leased premises the sum of **Eighty Nine Thousand AND 00/100 DOLLARS (\$89,000.00)**.
4. TAXES AND OTHER CHARGES. In addition to the rents hereinabove provided, Lessee shall pay, when and as the same become due and payable, but not later than thirty (30) days prior to the delinquency date thereof, any taxes, general and special assessments and other charges of every description which may be levied or assessed during the term of this lease upon or against the leased premises and all interest therein and improvements and other property thereon, whether belong to Kizer, Lessor or Lessee, or to which any of them may become liable in relation thereto; and Lessee agrees to protect and hold harmless Lessor, Kizer and the leased premises from any and all such taxes, assessments