

DOUGLAS COUNTY, NV
RPTT:\$897.00 Rec:\$15.00
\$912.00 Pgs=2
2016-888700
10/05/2016 03:48 PM
FIRST AMERICAN TITLE INSURANCE CO.- API
KAREN ELLISON, RECORDER

A.P.N.: 1220-21-810-166
File No: 141-2509446 (NMP)
R.P.T.T.: \$897.00

When Recorded Mail To: Mail Tax Statements To:
Richard M. Hansen and Alexandra Rae Hansen
2454 Calle Roble
Thousand Oaks, CA 91360

GRANT, BARGAIN and SALE DEED

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

The Sharp Family Trust Dated November 13, 1986, Dean F. Sharp, Trustee

do(es) hereby *GRANT, BARGAIN and SELL* to

Richard M. Hansen and Alexandra Rae Hansen, husband and wife as joint tenants with right of survivorship

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

LOT 279, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, IN BOOK 374, PAGE 676, AS FILE NO. 72456.

Subject to

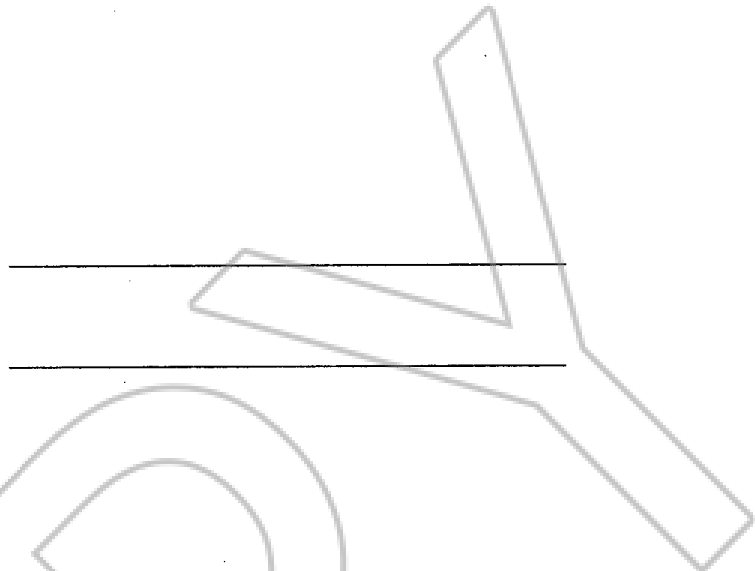
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 08/22/2016

The Sharp Family Trust

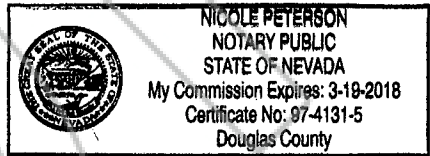
Dean F. Sharp
Dean F. Sharp, Trustee



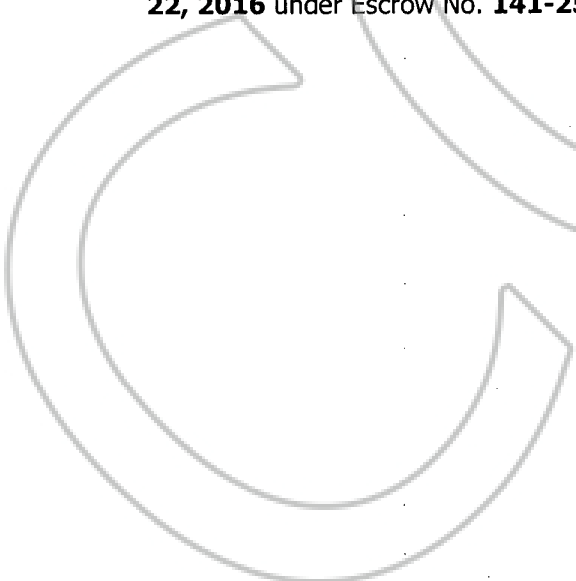
STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 9/15/18 by
~~The Sharp Family Trust.~~ Dean F. Sharp

[Signature]
Notary Public
(My commission expires: 3/19/18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 22, 2016** under Escrow No. **141-2509446**.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-21-810-166
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$230,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$230,000.00
- d) Real Property Transfer Tax Due \$897.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: Dean F Sharp

Capacity: Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Sharp Family Trust
Address: 8309 Sunview Dr
City: El Cajon
State: CA Zip: 92021

Print Name: Richard M. Hansen and Alexandra Rae Hansen
Address: 2454 Calle Roble
City: Thousand Oak
State: CA Zip: 91320

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

Print Name: First American Title Insurance Company
Address: P.O. Box 645
City: Zephyr Cove

File Number: 141-2509446 NMP/ NMP
State: NV Zip: 89448

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)