

A.P.N.: 1319-10-111-009  
File No: 141-2513276 (NMP)  
R.P.T.T.: \$2,063.10

DOUGLAS COUNTY, NV  
RPTT:\$2063.10 Rec:\$15.00  
\$2,078.10 Pgs=2  
2016-892031  
12/13/2016 03:07 PM  
FIRST AMERICANTITLE STATELINE  
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
The Harris-Sullivan 2006 Trust  
P.O. Box 1436  
Genoa, NV 89411

***GRANT, BARGAIN and SALE DEED***

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

George D. Tidd and Vera C. Tidd, Trustees of the Tidd Living Trust, dated October 30, 2015

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

Martha Lynne Harris and John Michael Sullivan, Trustees of The Harris-Sullivan 2006 Trust, dated July 19, 2006

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

**LOT 103 AS SET FORTH ON THE FINAL MAP OF GENOA LAKES PHASE 3 UNIT 2, A PLANNED UNIT DEVELOPMENT, RECORDED MAY 1, 1995, IN BOOK 595 AT PAGE 78, AS DOCUMENT NO. 361251, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

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.

The grantor herein makes this deed for the purpose of relinquishing any and all spousal community or homestead interest to said property and to establish that said property is to be the sole and separate property of the grantee herein.

The Tidd Living Trust

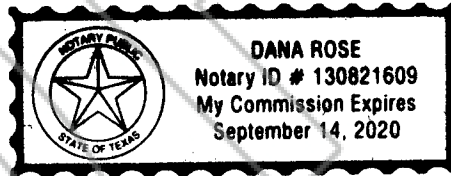
George D. Tidd, Trustee  
George D. Tidd, Trustee

Vera C. Tidd, Trustee  
Vera C. Tidd, Trustee

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

This instrument was acknowledged before me on December 11, 2016 by  
~~The Tidd Living Trust~~ George D. Tidd and Vera C. Tidd

Dana Rose  
Notary Public  
(My commission expires: 9/14/2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **December 09, 2016** under Escrow No. **141-2513276**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-10-111-009
- 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
- i)  Other \_\_\_\_\_

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

- 3. a) Total Value/Sales Price of Property: \$529,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$529,000.00
- d) Real Property Transfer Tax Due \$2,063.10

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: George D. Tidd

Capacity: Trustee/Owner

Signature: Wendy C. Tidd

Capacity: Trustee/Owner

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: The Tidd Living Trust

Print Name: Trust

Address: 7278 HONEYBEE LANE

Address: P.O. Box 1436

City: FRISCO

City: Genoa

State: TX Zip: 75034

State: NV Zip: 89411

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

First American Title Insurance

Print Name: Company

File Number: 141-2513276 NMP/ NMP

Address P.O. Box 645

City: Zephyr Cove

State: NV Zip: 89448

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