

DOUGLAS COUNTY, NV **2017-895933**
RPTT:\$1657.50 Rec:\$17.00
\$1,674.50 Pgs=4 **03/14/2017 11:55 AM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Sarah Olson, Trustee of the Sarah Olson Trust dated
November 2, 2016
148 Shepard Lane
Bishop, Ca 93514

MAIL TAX STATEMENTS TO:
Sarah Olson, Trustee of the Sarah Olson Trust dated
November 2, 2016
Same as above

Escrow No. 1700944-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1220-24-201-036
R.P.T.T. \$1,657.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Steven V. Gallagher and Cynthia D. Gallagher, Trustees of the
Gallagher Family Trust dated April 22, 2015

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Sarah Olson, Trustee of the Sarah Olson Trust dated November 2, 2016

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Steven V. Gallagher and Cynthia D. Gallagher,
Trustees of the Gallagher Family Trust dated
April 22, 2015

Steven V. Gallagher - Trustee

Steven V. Gallagher, Trustee
Cynthia D. Gallagher Trustee

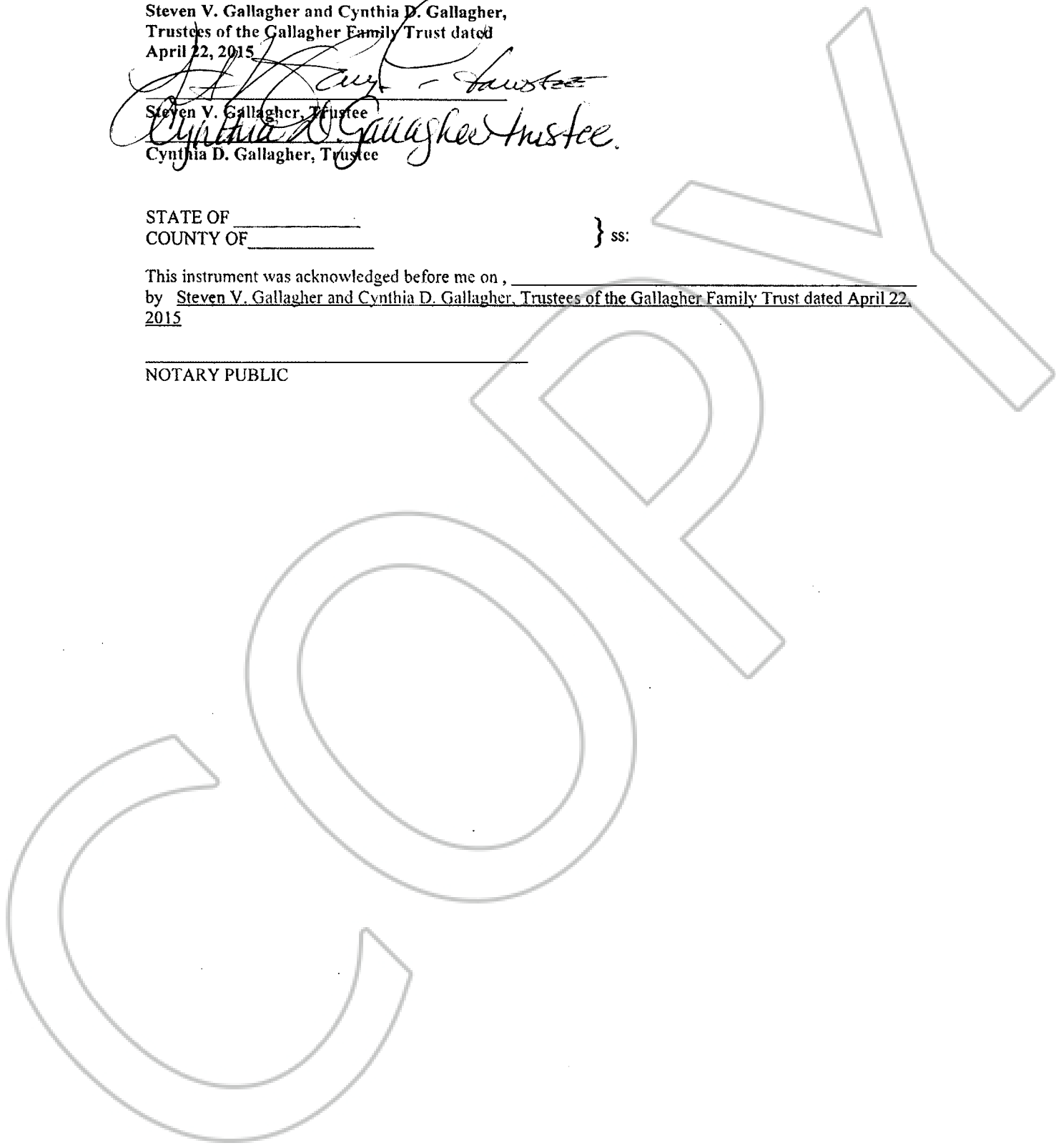
Cynthia D. Gallagher, Trustee

STATE OF _____
COUNTY OF _____

} ss:

This instrument was acknowledged before me on , _____
by Steven V. Gallagher and Cynthia D. Gallagher, Trustees of the Gallagher Family Trust dated April 22, 2015

NOTARY PUBLIC



CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ALAMEDA

On 3-11-17 before me, S. GOKALGANDHI, Notary Public, personally appeared

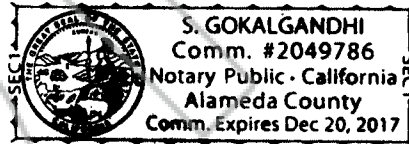
STEVEN V. GALLAGHER, CYNTHIA D GALLAGHER who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

S. Gokal Gandhi

Signature of Notary Public



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

GRANT SALE
(Title or description of attached document)

BARGAIN DEED
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(additional information)

Escrow No. 1700944-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

A parcel of land situated in Section 24, T. 12 N., R. 20 E., M.D.B.&M., being a portion of Lot 28 as shown on the Official Map of RUHENSTROTH RANCHOS SUBDIVISION, filed on record in the office of the County Recorder of Douglas County, Nevada, on April 14, 1965 as Document No. 27706, more particularly described as follows to wit:

Parcel 1 as set forth on that certain Parcel Map for HAWKS, et al, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 21, 1977, as Document No. 15238.

APN: 1220-24-201-036

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a) 1220-24-201-036
 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property: \$425,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$425,000.00
 Real Property Transfer Tax Due: \$1,657.50

4. If Exemption Claimed
 a. Transfer Tax Exemption, per NRS 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 _____ Capacity Trustee Grantor
 Signature Cynthia D. Gallagher Capacity Trustee Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED) **BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Steven V. Gallagher and Cynthia D. Gallagher, Trustees of the Gallagher Family Trust dated April 22, 2015

Print Name: Sarah Olson, Trustee of the Sarah Olson Trust dated November 2, 2016

Address: PO Box 1184
Livermore, CA 94551
 City, State, Zip

Address: 148 Shepard Lane
Bishop, Ca 93514
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1700944-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410