

DOUGLAS COUNTY, NV  
RPTT:\$1774.50 Rec:\$35.00  
\$1,809.50 Pgs=3  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2017-905244**

**10/04/2017 02:49 PM**

WHEN RECORDED MAIL TO:  
Thomas Sheahan  
PO Box 3468  
Stateline, NV 89449

MAIL TAX STATEMENTS TO:  
Thomas Sheahan  
Same as above

Escrow No. 1704305-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.: 1318-22-002-021  
R.P.T.T. \$1,774.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That John B. Faraola and Jane P. Faraola, Husband and Wife, as Joint Tenants with Right of Survivorship**

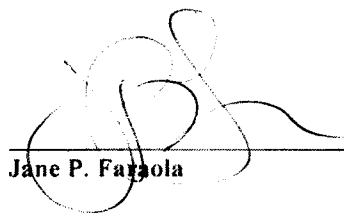
**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Thomas Sheahan , a single man**

**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.**


  
John B. Faraola

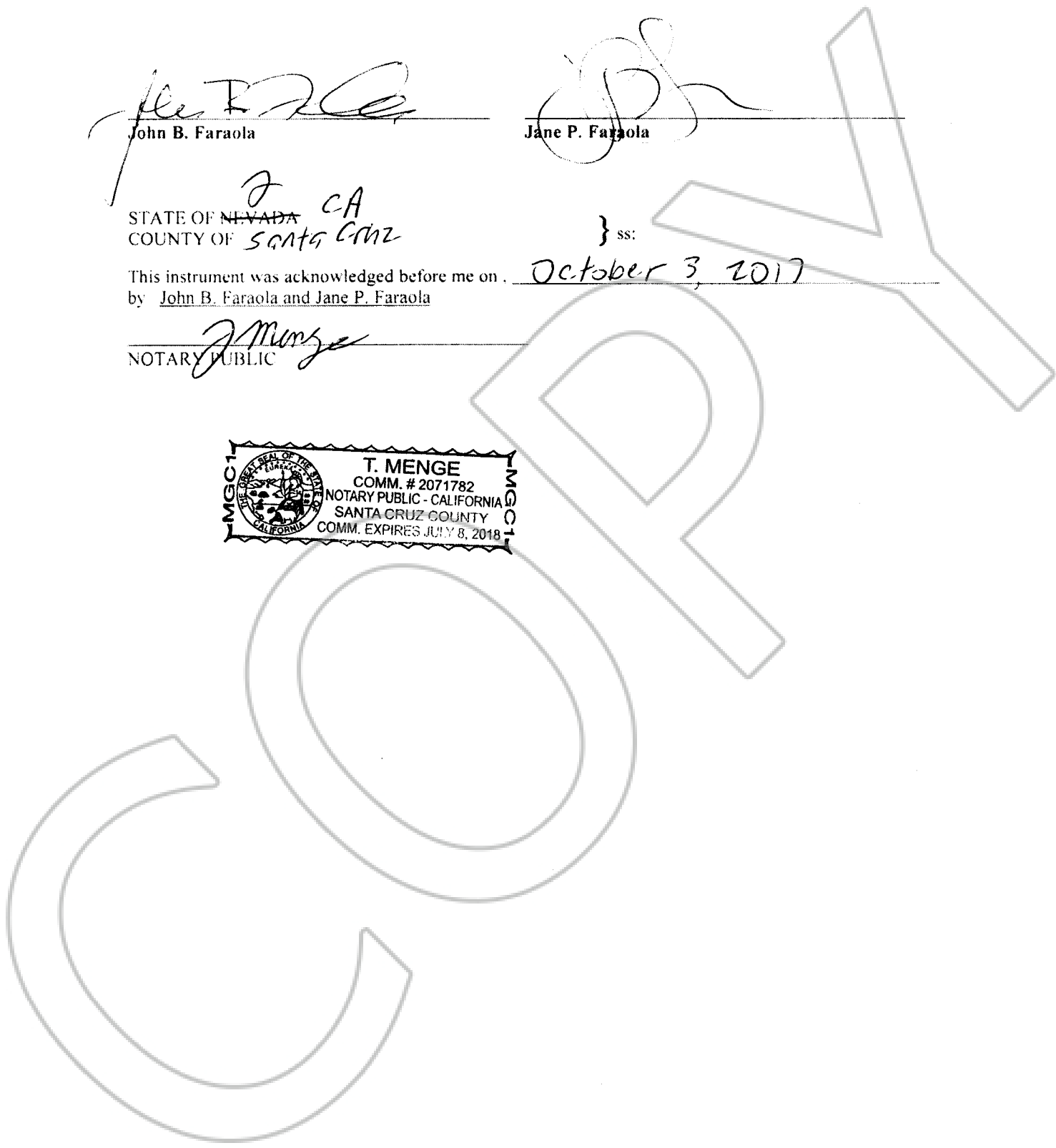
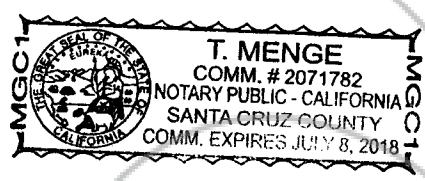
  
Jane P. Faraola

STATE OF ~~NEVADA~~ <sup>CA</sup>  
COUNTY OF ~~SANTA CRUZ~~ <sup>SANTA CRUZ</sup>

} ss:

This instrument was acknowledged before me on October 3, 2017  
by John B. Faraola and Jane P. Faraola

  
NOTARY PUBLIC



Escrow No. 1704305-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

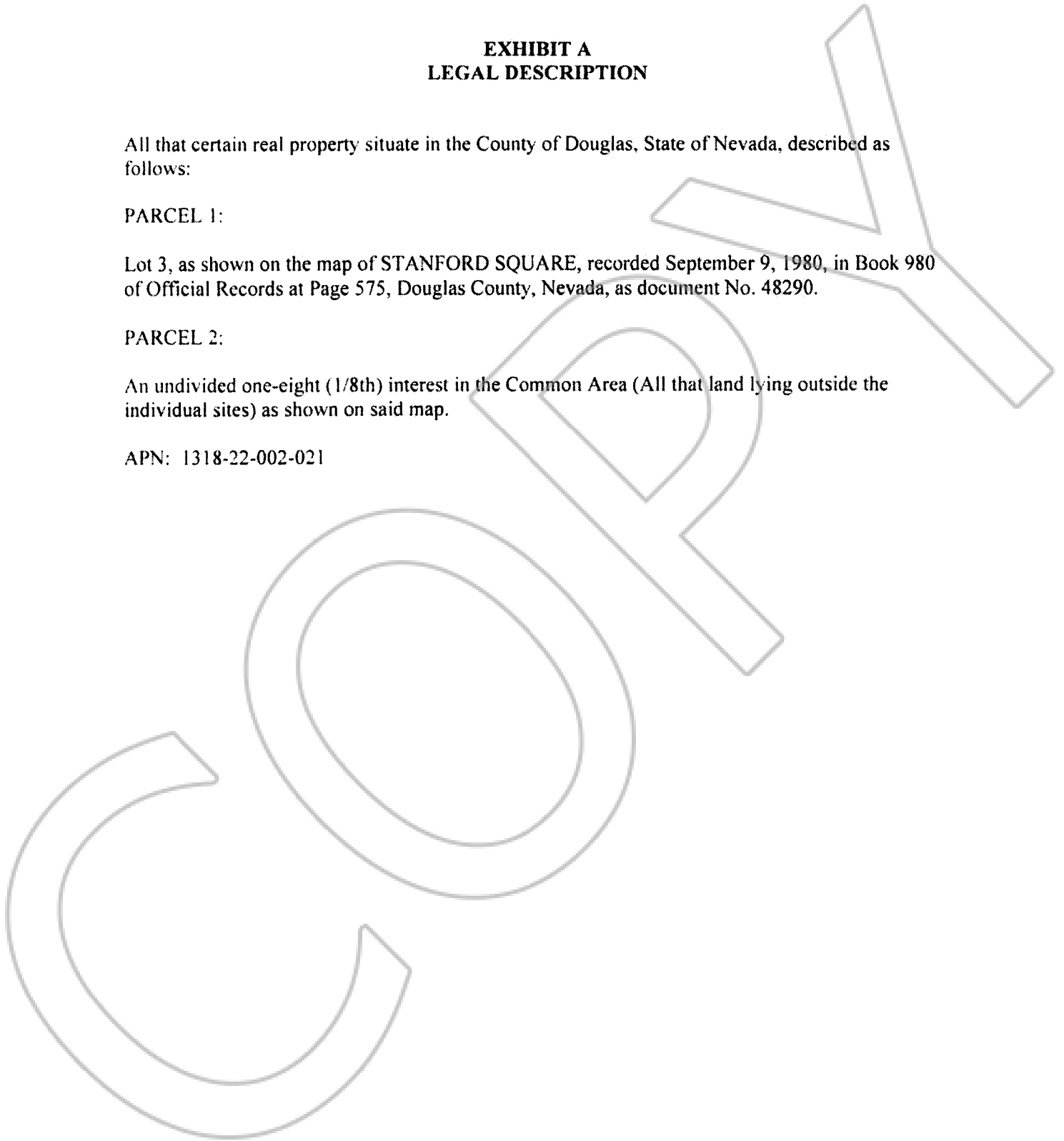
**PARCEL 1:**

Lot 3, as shown on the map of STANFORD SQUARE, recorded September 9, 1980, in Book 980 of Official Records at Page 575, Douglas County, Nevada, as document No. 48290.

**PARCEL 2:**

An undivided one-eighth (1/8th) interest in the Common Area (All that land lying outside the individual sites) as shown on said map.

APN: 1318-22-002-021



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1318-22-002-021  
 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. a. Total Value/Sales Price of Property: \$ 455,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 455,000.00  
 d. Real Property Transfer Tax Due: \$ 1,774.50

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 [Handwritten Signature] Capacity Grantor  
 Signature [Handwritten Signature] Capacity Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: John B. Faraola & Jane P. Faraola  
 Address: 89 Alta Drive  
 City: La Selva Beach  
 State: CA Zip: 95076

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Thomas Sheahan  
 Address: PO Box 3168  
 City: STATELINE  
 State: NV Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01704305-020-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED