

APN# : 1220-10-401-009 & 012
Exemption #7

Recording Requested By:
Delores Sheets

When Recorded Mail To:
1411 Nord Circle
Gardnerville, NV 89460

Mail Tax Statements to: (deeds only)
Same as Above



KAREN ELLISON, RECORDER

E07

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature *Delores Sheets*
Delores Sheets Trustee

Grant, Bargain, and Sale Deed

This Deed executed in Counter-Part

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Delores Sheets, a widow and Mark A. Sheets, a single man all as joint tenants with rights of survivorship

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Delores Sheets, Trustee of the Delores Sheets Family Trust dated April 6, 2017

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Unknown bounded and described as follows:

See Exhibit "A" and "B" attached

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

Dated: 04/24/2017

Delores Sheets
Delores Sheets

X Mark A. Sheets
Mark A. Sheets

STATE OF Nevada

COUNTY OF Douglas

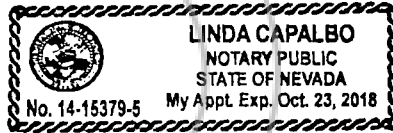
} ss

This instrument was acknowledged before me on

July 27, 2017

By Delores Sheets

Linda Capalbo
Notary Public



STATE OF

} s.s.

COUNTY OF _____

This instrument was acknowledged before me on

X

by Mark A. Sheets

Mark A. Sheets

Notary Public

See Attached

COPIES

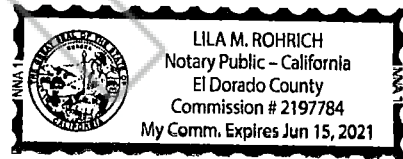
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of EL DORADO) ss.

On 6-28-17 before me, LILA M. ROHRICH, Notary Public personally appeared Mark A. Sheets

, 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.



SIGNATURE Lila M. R.
LILA M. ROHRICH

-----OPTIONAL-----

Description of Attached Document

Title or Type of Document: Grant, Bargain & Sale Deed

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, as described as follows:

A parcel of land situate and lying wholly in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 12 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Parcel B, as set forth on that certain Parcel Map recorded in the office of the County Recorder, Douglas County, Nevada on January 30, 1976, as Document No. 87032, of Official Records.

RESERVING THEREFROM an easement for private road, utilities with incidents thereto over, under and across all that portion of said land more particularly delineated and set forth on that certain Parcel Map recorded in the office of the County Recorder, Douglas County, Nevada, on January 30, 1976, as Document No. 87032, of Official Records.

TOGETHER with an easement for private road and utilities over and across all that portion of said land lying adjacent to Parcel B as set forth on that certain Parcel Map recorded in the office of the County Recorder, Douglas County, Nevada, on January 30, 1976, as Document No. 87032, of Official Records.

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EXHIBIT "B"

LEGAL DESCRIPTION

The land referred to herein is situate in Douglas County, State of Nevada, and is described as follows:

A parcel of land situate and lying wholly in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 12 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Parcel C, as set forth on that certain Parcel Map recorded in the office of the County Recorder, Douglas County, Nevada on January 30, 1976, as Document No. 87032, of Official Records.

APN: 1220-10-401-012

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1720-70-401-009 & 012
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: <u>Trust OR BC</u>	

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

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 7
b. Explain Reason for Exemption: transfer to trust without consideration

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 Delores Sheets Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Delores Sheets
Address: 1411 Nord Cord
City: Gardnerville
State: Nevada Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Delores Sheets
Address: Family Trust
City: _____
State: Same Zip: _____

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

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____