

DOUGLAS COUNTY, NV **2018-912455**  
RPTT:\$1298.70 Rec:\$35.00  
\$1,333.70 Pgs=3 **04/04/2018 01:13 PM**  
TICOR TITLE - RENO (LAKESIDE)  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
The Root Family Trust dated March 25, 1997  
and any amendments thereto  
1417 Edlesborough Circle  
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 1801076-JN

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.: 1320-33-310-010  
R.P.T.T. \$ 1,298.70

SPACE ABOVE FOR RECORDER'S USE ONLY

## GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH: That**

**Julie M. Sharp an unmarried woman**

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

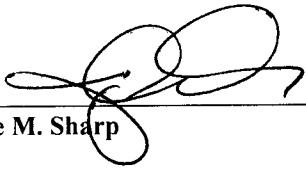
**Christopher Root and Dianne Root, Trustees or their Successors in Trust under The Root Family  
Trust dated March 25, 1997 and any amendments thereto**

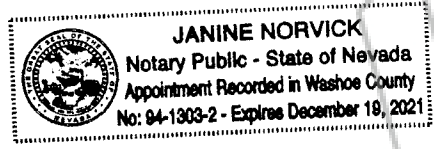
**all that real property situated in the County of Douglas, State of Nevada, described as follows:**

**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.**

**Signature and notary acknowledgement on page two.**

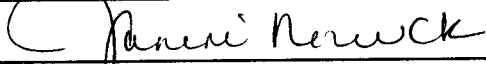
  
\_\_\_\_\_  
Julie M. Sharp



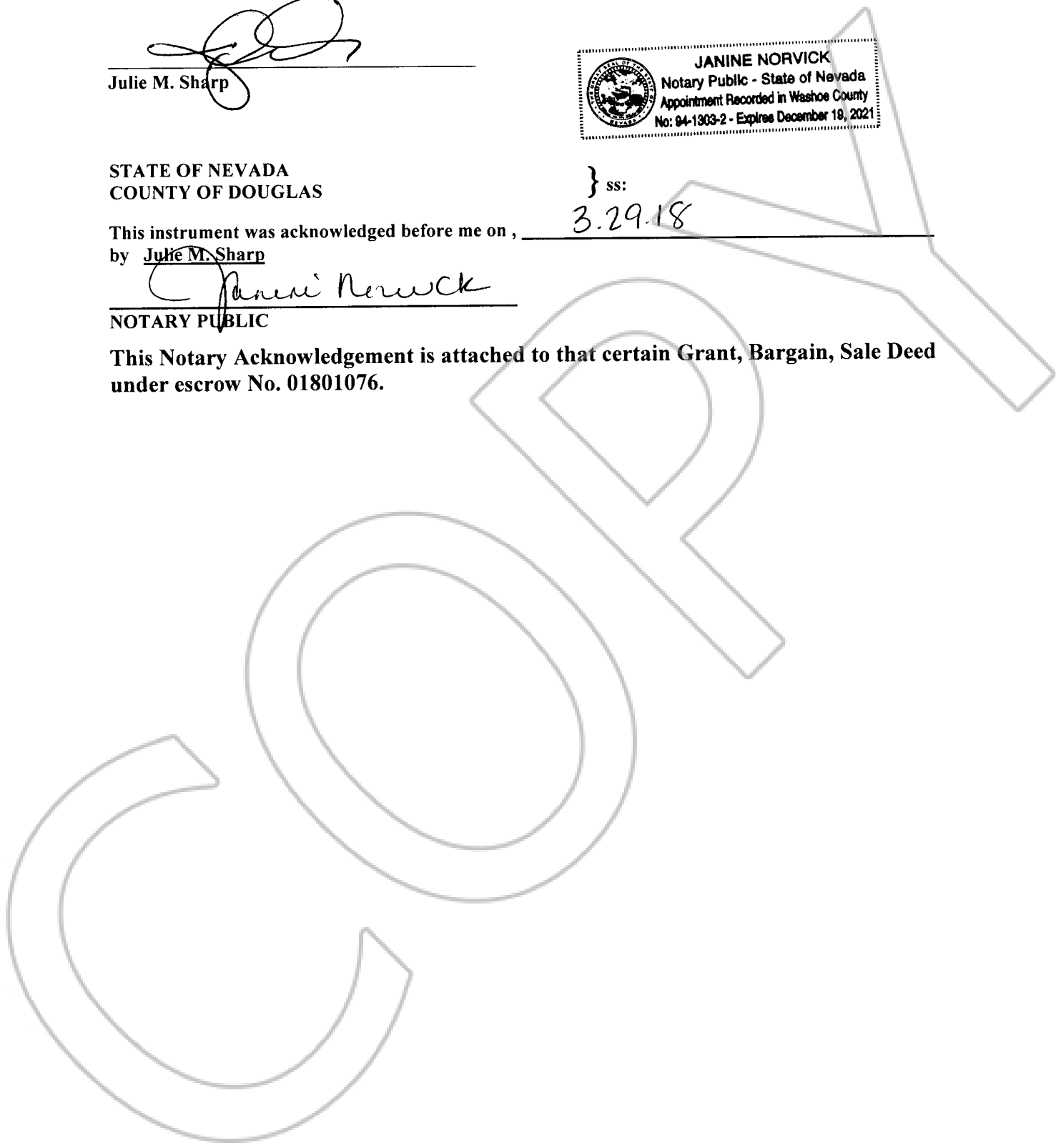
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:  
3.29.18

This instrument was acknowledged before me on , \_\_\_\_\_  
by Julie M. Sharp

  
\_\_\_\_\_  
NOTARY PUBLIC

**This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed  
under escrow No. 01801076.**



Escrow No. 1801076-JN

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 16 in Block P as shown on the Final Subdivision Map FSM-1006, Chichester Estates Phase 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 12, 1995, in Book 995, Page 1407, as Document No. 370215, Official Records, and amended by Certificate of Amendment, recorded March 5, 1997, in Book 397, Page 654, as Document No. 407852, Official Records, and further Amended by Certificate of Amendment, recorded July 17, 2001, in Book 701, Page 3931, as Document No. 518480, Official Records.

APN: 1320-33-310-010

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-33-310-010
b)
c)
d)

2. Type of Property:

- a) [ ] Vacant Land b) [x] 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:

\$333,000.00
Deed in Lieu of Foreclosure Only (value of property) \$
Transfer Tax Value \$333,000.00
Real Property Transfer Tax Due: \$1,298.70

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 Grantor
Signature Capacity Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Julie M. Sharp
Address: 1048 Bridgman Ct.
Sparks NV 89434
City, State, Zip

Print Name: Christopher Root AND DIANNE ROOT, TRUSTEES
Address: 417 Edlesborough Ct
Gardnerville NV 89410
City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1801076-JN
Address: 3655 Lakeside Drive
City, State, Zip: Reno, NV 89509