

RECORDING REQUESTED BY, AND  
WHEN RECORDED MAIL TO:  
The Corman Law Offices  
A Professional Corporation  
740 Front Street, Suite 200  
Santa Cruz, CA 95060



KAREN ELLISON, RECORDER

**GRANT, BARGAIN AND SALE DEED**

R.P.T.T.: \$ 604.50

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

**John B. Sullivan and Barbara K. Sullivan, Trustees of the Sullivan Family Trust under Trust Agreement dated May 1, 1984,**

do hereby GRANT, BARGAIN, and SELL to

**MICHAEL P. SULLIVAN AND CHRISTY MARIE SULLIVAN, AS TRUSTEES OF THE MICHAEL PATRICK SULLIVAN AND CHRISTY MARIE SULLIVAN LIVING TRUST, DATED 3/24/2015**

all their right, title and interest in and to a fifty-percent interest in that real property in the County of Douglas, State of Nevada, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to:

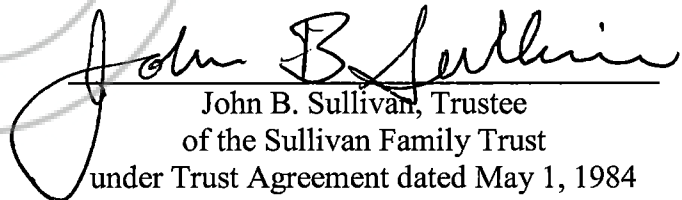
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

APN: 1220-22-110-076

DATED TO BE EFFECTIVE: June 4, 2018

Mail Tax Statements To:  
Michael & Christy Sullivan  
200 Beverly Rd  
Stateline, NV 89449

  
John B. Sullivan, Trustee  
of the Sullivan Family Trust  
under Trust Agreement dated May 1, 1984

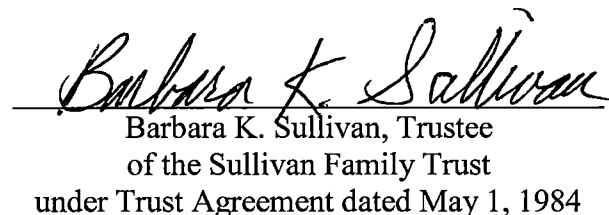
  
Barbara K. Sullivan, Trustee  
of the Sullivan Family Trust  
under Trust Agreement dated May 1, 1984

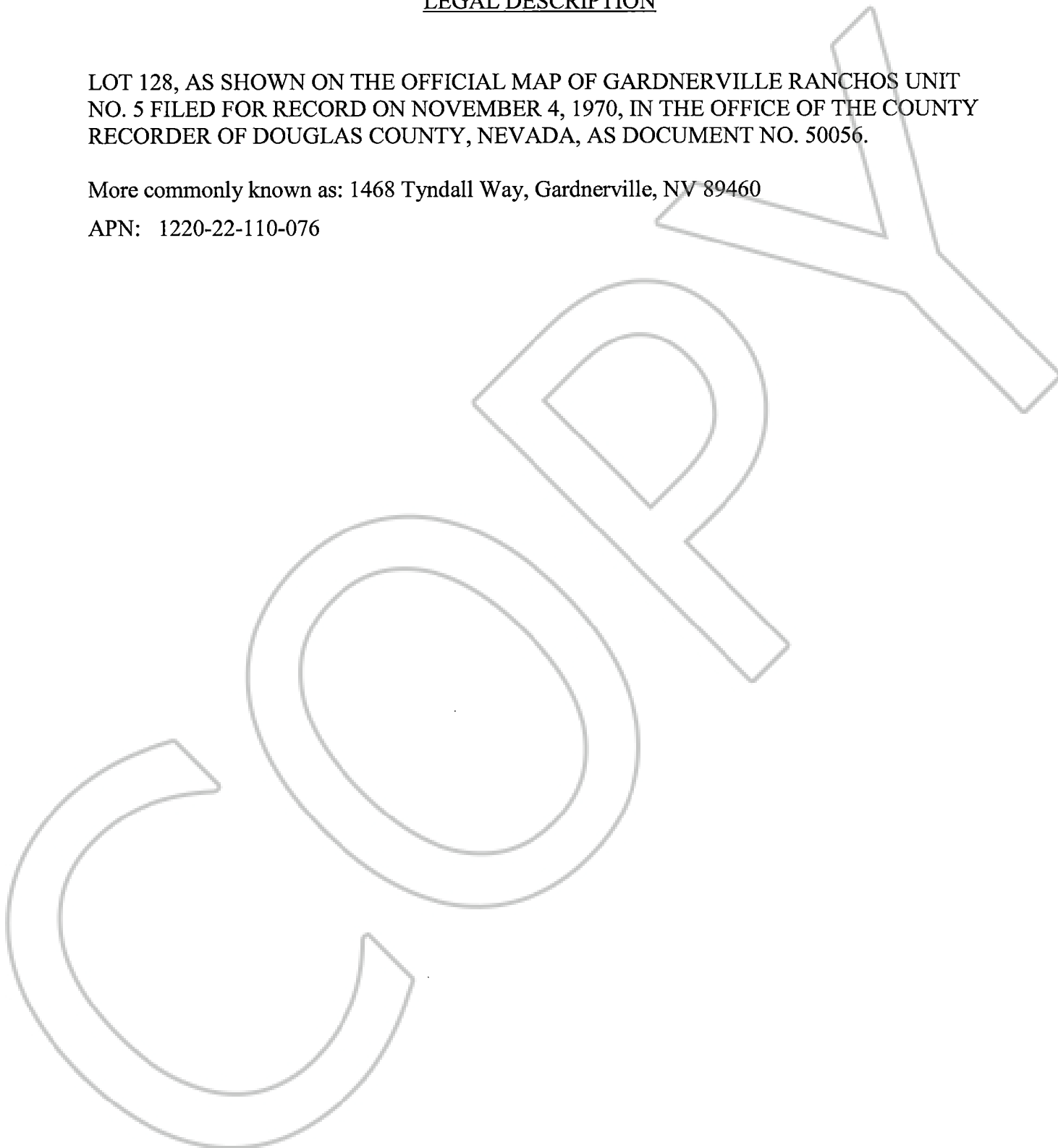


EXHIBIT "A"  
LEGAL DESCRIPTION

LOT 128, AS SHOWN ON THE OFFICIAL MAP OF GARDNERVILLE RANCHOS UNIT NO. 5 FILED FOR RECORD ON NOVEMBER 4, 1970, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 50056.

More commonly known as: 1468 Tyndall Way, Gardnerville, NV 89460

APN: 1220-22-110-076



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-22-110-076  
 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  
 Other

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: Full Value  
 Notes: \$310,000 per trustee legal asst.

3.a. Total Value/Sales Price of Property \$ 155,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( 0.00 ) )  
 c. Transfer Tax Value: \$ 155,000.00  
 d. Real Property Transfer Tax Due \$ 604.50

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 50 %

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 Barbara K. Sullivan Capacity: Grantor, Trustee

Signature John B. Sullivan Capacity: Grantor, Trustee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: John/Barbara Sullivan, Trustee  
 Address: 1943 Murguia Ave.  
 City: Santa Clara  
 State: CA Zip: 95050

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Michael/Christy Sullivan, T'ee  
 Address: 200 Beverly Road  
 City: Stateline  
 State: NV Zip: 89449

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

Print Name: Corman Law Offices  
 Address: 740 Front Street, Suite 200  
 City: Santa Cruz

Escrow # \_\_\_\_\_  
 State: CA Zip: 95060