DOUGLAS COUNTY, NV 2018-916154 RPTT:\$604.50 Rec:\$35.00 06/27/2018 04:01 PM Total:\$639.50

THE CORMAN LAW OFFICES

Pgs=4

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 & ChristySullivan 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

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	)
	) ss
COUNTY OF SANTA CLARA	)

On this 23rd day of June, 2018, before me, Lauren T. Corman, Notary Public, personally appeared John B. Sullivan and Barbara K. Sullivan, 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.

Notary Public



# EXHIBIT "A" <u>LEGAL DESCRIPTION</u>

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

Assessor Parcel Number(s)		
a. 1220-22-110-076		
b.	\ \	
c.	\ \	
d.	\ \	
2. Type of Property:	\ \	
a. Vacant Land b. Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY	
c. Condo/Twnhse d. 2-4 Plex	Book Page: / /	
e. Apt. Bldg f. Comm'l/Ind'l	Date of Respinding: Full Value	
	Notes: \$ 310,000 per dame	
g. Agricultural h. Mobile Home Other	1401cs. 14 0 \$3107 all legal a	
	£ 455 000 00	
	\$ <u>155,000.00</u>	
b. Deed in Lieu of Foreclosure Only (value of proper		
c. Transfer Tax Value:	\$ <u>155,000.00</u>	
d. Real Property Transfer Tax Due	\$ 604.50	
4 TOTAL AL CREE I		
4. If Exemption Claimed:		
a. Transfer Tax Exemption per NRS 375.090, Sec	ction	
b. Explain Reason for Exemption:		
5 2 1111 12 12 1111 1 1 1 1 1 1 1 1 1 1	0/	
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 co	The control of the co	
and can be supported by documentation if called upon		
Furthermore, the parties agree that disallowance of any		
additional tax due, may result in a penalty of 10% of the		
to NRS 375.030, the Buyer and Seller shall be jointly a	and severally liable for any additional amount owed.	
Signature & MANN Summer	Capacity: Grantor, Trustee	
Signature den Sullin	Capacity: Grantor, Trustee	
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION	
(REQUIRED)	(REQUIRED)	
Print Name: John/Barbara Sullivan, Trustee	Print Name: Michael/Christy Sullivan, T'ee	
Address: 1943 Murguia Ave.	Address: 200 Beverly Road	
City: Santa Clara	City: Stateline	
State: CA Zip: 95050	State: NV Zip: 89449	
\ / /		
COMPANY/PERSON REQUESTING RECORDIN		
Print Name: Corman Law Offices	Escrow #	
Address: 740 Front Street, Suite 200		
City: Santa Cruz	State:CA Zip: 95060	

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED