

APN: 1022-17-002-009

RETURN RECORDED DEED TO:
JOEL W. LOCKE, ESQ.
ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702



GRANTEES/MAIL TAX STATEMENTS TO:
Christopher H. Sheerin and Keri A. Sheerin, Trustees
1365 Delores Way
Gardnerville, Nevada 89460

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on November 9, 2018, by and between Christopher H. Sheerin and Keri Sheerin, husband and wife as community property with right of survivorship, grantors, and Christopher H. Sheerin and Keri A. Sheerin, Trustees of THE CHRISTOPHER AND KERI SHEERIN FAMILY TRUST, grantees.

WITNESSETH:

The grantors, for good and valuable consideration to them in hand paid by the grantees, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantees, and to their successors and assigns, all that certain parcel of real property located in Douglas County, State of Nevada, and more particularly described as follows:

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

A parcel of land located within a portion of Section 17, Township 10 North, Range 22 East, Mount Diablo Meridian, Douglas County Nevada, described as follows:

Commencing at the Southeast corner of Section 17, Township 10 North, Range 22 East, M.D.M. at a U.S.G.L.O. brass cap as shown on that Record of Survey of Holbrook Business Park for Joseph S. Lodato as recorded in Book 895 at Page 5651 as Document No. 369646;

thence North 89°46'08" West, 393.99 feet to the POINT OF BEGINNING;

thence continuing North 89°46'08" West, 583.15 feet;

thence North 00°19'27" West, 1294.87 feet;

thence South 75°08'46" East, 594.01 feet;

thence South 00°48'58" East, 341.29 feet;

thence South 89°11'10" West, 192.60 feet;

thence South 00°48'50" East, 209.00 feet;

thence North 89°11'10" East, 192.61 feet;

thence South 00°48'58" East, 594.75 feet to the POINT OF BEGINNING.

The Basis of Bearing of this description is identical to that Record of Survey for Holbrook Business Park, Document No. 369646

Said land further set forth as Parcel F3 on Record of Survey of HOLBROOK BUSINSS PARK, filed for record with the Douglas County Recorder on August 31, 1995 in Book 895, at Page 5651, as Document No. 369646, Official Records of Douglas County, Nevada.

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(This legal description was previously recorded on July 23, 2004, as Document No. 619639, in the Official Records of the Douglas County, Nevada Recorder.)

TOGETHER with all water rights appurtenant to this real estate including any water rights pursuant to permit number 65494, State Engineer of Nevada.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

Christopher H. Sheerin
Christopher H. Sheerin

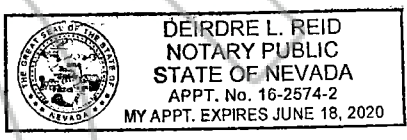
K A SL
Keri Sheerin

STATE OF NEVADA)
 : ss.
CARSON CITY)

On November 9, 2018, personally appeared before me, a notary public, Christopher H. Sheerin and Keri Sheerin personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.

Deirdre L. Reid

NOTARY PUBLIC



State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

- a) 1022-17-002-009
- b)

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #:
 Book: Page:
 Date of Recording:
 Notes: *Verified Trust J*

3. Total Value/Sales Price of Property:

\$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: Transfer to a Trust without consideration; see attached Affidavit of Certification of Trust.

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 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 _____
 Signature _____

Capacity Grantors *- Grant*
 Capacity Grantees *- Grant*

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name: Christopher Sheerin and Keri Sheerin
 Address: 1365 Delores Way
 City: Gardnerville
 State: NV Zip: 89460

Print Name: The Christopher and Keri Sheerin Family Trust
 Address: 1365 Delores Way
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow #
 Address: 402 North Division Street, P.O. Box 646
 City: Carson City State: NV Zip: 89702