

APNs: 1219-03-002-101  
1219-03-002-102



KAREN ELLISON, RECORDER E07

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 Nov 9, 2018, by and between Christopher Hartman Sheerin and Keri Ann Sheerin, married, 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:

Being a portion of the Northwest ¼ of the Southwest ¼ of Section 3, Township 12 North, Range 19 East, Mount Diablo Base and Meridian, and being more particularly described as follows: Parcel No's. 1 and 2 as shown on that certain Parcel Map LDA 01-096 for LINDA LODATO BARTLETT, filed for record in the Office of the County Recorder of Douglas County, Nevada, on April 2, 2003 in Book 0403, of Official Records at Page 776, as Document No. 572182.

TOGETHER WITH all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property. Including all water rights currently righted to APN 1219-03-002-101 and 102 including Quitclaim Deed 0567627 (A portion of permit 49416, being 4.04 acre-feet annually, together with a pro rate of diversion. APN 1219-03-002-013) filed in the official records of Douglas County on February 20, 2003 at 2:47 pm.

Being all or part of the same property described in the County Register's Deed Book 504, Page 2181.

APNs: 1219-03-002-101 and 1219-03-002-102

(This legal description was previously recorded on June 26, 2015, as Document No. 2015-865360, in the Official Records of the Douglas County, Nevada Recorder.)

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.

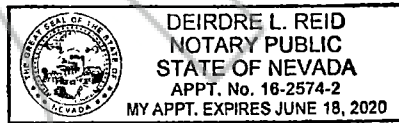
Christopher H. Sheerin  
Christopher Hartman Sheerin  
K A S L  
Keri Ann Sheerin

STATE OF NEVADA        )  
                                      : ss.  
CARSON CITY            )

On November 9, 2018, personally appeared before me, a notary public, Christopher Hartman Sheerin and Keri Ann 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) 1219-03-002-102
- b) 1219-03-002-101

**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 - [Signature]*

**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 \_\_\_\_\_ Capacity Grantors *-Agent*  
 Signature \_\_\_\_\_ Capacity Grantees *-Agent*

**SELLER (GRANTOR) INFORMATION REQUIRED**

**BUYER (GRANTEE) INFORMATION REQUIRED**

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