

APN: 1219-01-000-002
RETURN RECORDED DEED TO:
JOEL W. LOCKE, ESQ.
ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702



KAREN ELLISON, RECORDER E07

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 H. Sheerin and Keri A. Sheerin, husband and wife as joint tenants 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:

All that certain lot, piece or parcel of land, located in the Northwest ¼ of Section 2, Township 12 North, Range 19 East, M.D.B.&M., Douglas County, Nevada more particularly bounded and described as follows:

COMMENCING at the Northwest corner of Said Section 1, proceed East 450.00 feet along the Northerly section line to the TRUE POINT OF BEGINNING, which is the Northwest corner of the parcel; thence continue East, 460.00 feet to the Northeast corner of the parcel, which lies in the center of the stream bed of the West Fork of Carson River; thence South 01 degrees 00'01" West, 968.14 feet along the stream bed of said river to the Southeast corner of the parcel; thence West, 440.00 feet, to the Southwest corner of the parcel; thence North 0 degrees 11' West, 986.00 feet along the centerline of a fifty foot wide public road easement to the TRUE POINT OF BEGINNING.

Any rights, interest or easements in favor of the public which exist or may be claimed to exist over any part of the herein described property covered by water, or adjacent to and below the high water mark of the Carson River.

TOGETHER WITH an easement for Roadway and public utility purposes lying along the West 25 feet of the following parcels:

Parcel conveyed to J. Nicholson, trustee by document recorded July 7, 1995, in Book 795, at Page 780, Document No. 365754. Official Records of Douglas County, Nevada.

Parcel conveyed to D. Hone et ux by document recorded March 24, 1989, in Book 389, at Page 3582, Document No. 198946. Official Records of Douglas County, Nevada.

FURTHER TOGETHER WITH an easement for roadway purposes lying along the East 25 feet of the following parcels:

Parcel conveyed to R. Anderson by document recorded June 7, 1985, in Book 685, at Page 380, Document No. 118281, Official Records of Douglas County, Nevada.

Parcel conveyed to J. Raptic by document recorded March 9, 1984, in Book 484, at Page 774, Document No. 99352, Official Records of Douglas County, Nevada.

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(This legal description was previously recorded on June 7, 1996, as Document No. 389564, 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 H. Sheerin

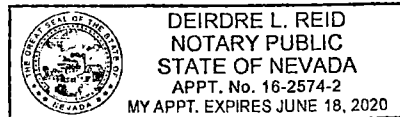
K-A-S-L
Keri A. Sheerin

STATE OF NEVADA)
 : ss.
CARSON CITY)

On November 9, 2018, personally appeared before me, a notary public, Christopher H. Sheerin and Keri A. 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) 1219-01-000-002
- 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 _____ Capacity Grantors - *Aut*
 Signature _____ Capacity Grantees - *Aut*

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