

APN: **1220-21-511-024**

**RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY,
LLC
212 ELKS POINT RD, STE 445
P.O. BOX 10297
ZEPHYR COVE, NV 89448**

**MAIL RECORDABLE DOCS AND
TAX STATEMENTS TO:**

**MATT OFSTHUN
756 WHEELER WAY
GARDNERVILLE NV 89460**

11000708-DL

RPTT \$1,228.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Robert Shewbridge and Lora Menchel, as Trustees of The Shewbridge Trust (created by a Trust Instrument dated May 24, 2018), and to the heirs and assigns of such Grantee forever

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Matthew Ofsthun, a single man, and Paul R. Ofsthun, a married man, and Kelsey P. Dangeau, a single woman, all as Joint Tenants

all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

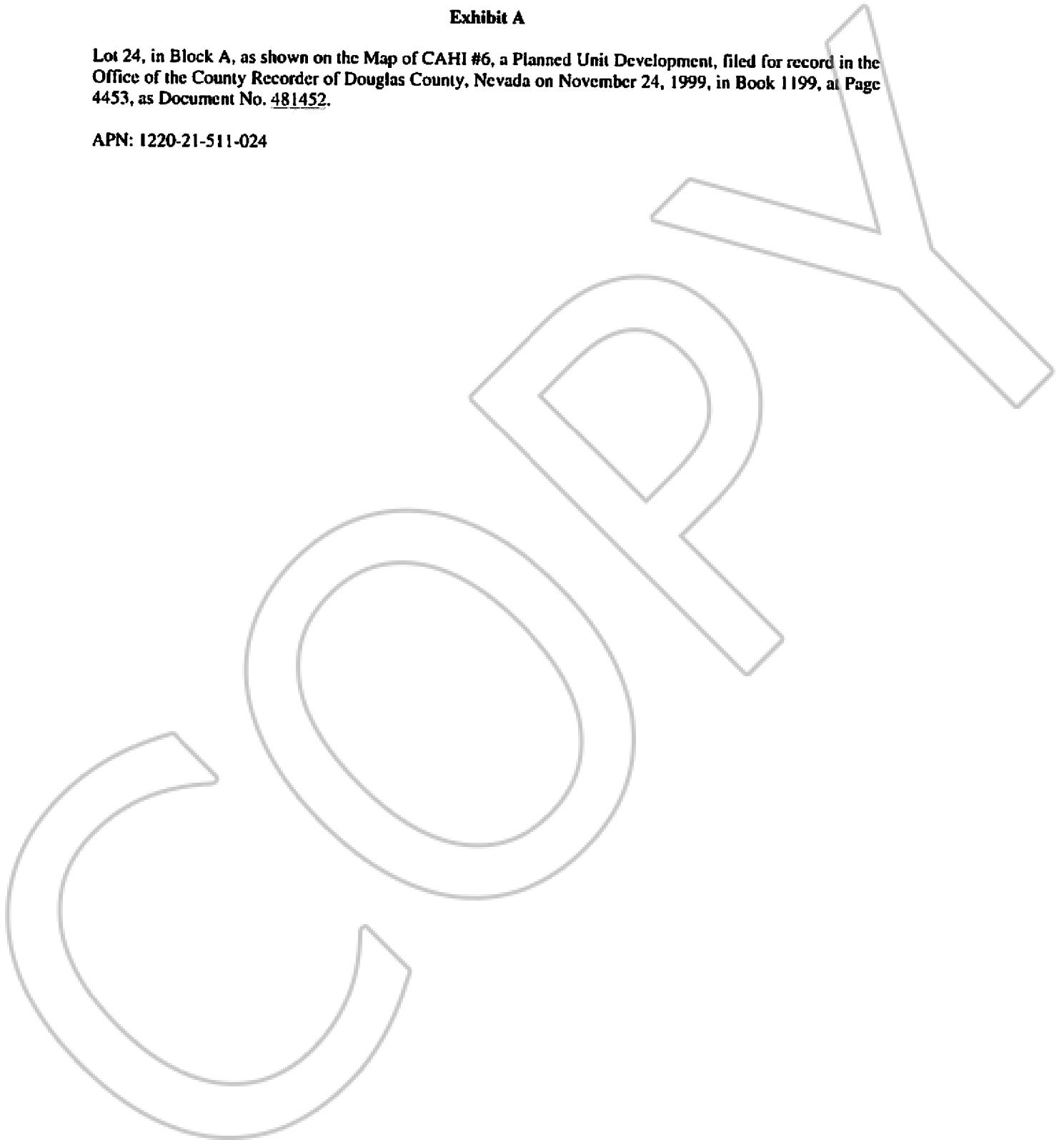
See Exhibit A attached hereto and made a part hereof.

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

Exhibit A

Lot 24, in Block A, as shown on the Map of CAHI #6, a Planned Unit Development, filed for record in the Office of the County Recorder of Douglas County, Nevada on November 24, 1999, in Book 1199, at Page 4453, as Document No. 481452.

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1220-21-511-024
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$315,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value \$315,000.00
 Real Property Transfer Tax Due: \$1,228.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: [Signature] Capacity: Grantor
 Signature: [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: The Shewbridge Trust
 Address: 1323 Markle Circle
Gardnerville, NV 89460

Print Name: Matthew Ofsthun
 Address: 756 Wheeler Way
Gardnerville NV 89460

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

Print Name: Signature Title Company LLC Escrow #: 11000708-DL1
 Address: 212 Elks Point Road, Suite 445, PO Box 10297
Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED