

DOUGLAS COUNTY, NV **2021-975451**
RPTT:\$2340.00 Rec:\$40.00
\$2,380.00 Pgs=3 10/13/2021 03:27 PM
TICOR TITLE INCLINE VILLAGE - 264 VILLAGE BLVD
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Sabrina Pollard
Erik Castaneda
774 Mays Blvd #10-706
Incline Village, NV 89451

MAIL TAX STATEMENTS TO:
Sabrina Pollard
Erik Castaneda
774 Mays Blvd #10-706
Incline Village, NV 89451

Escrow No. 2106517-SLP

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1420-07-812-006
R.P.T.T. \$2,340.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Sheri Elaine Blackwell, Trustee of the Sheri Trust dated October 10, 2019

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Sabrina Pollard and Erik Castaneda, wife and husband as joint tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

Sheri Trust dated October 10, 2019

Sheri Elaine Blackwell
Sheri Elaine Blackwell, Trustee

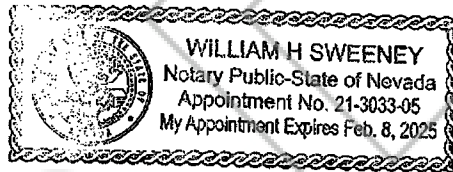
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, OCTOBER 9, 2021
by Sheri Elaine Blackwell

William H Sweeney
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02106517.



Escrow No. 2106517-SLP

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 65, in Block M, as set forth on Final Map No. 1001-9 of SUNRIDGE HEIGHTS, PHASES 6B, 7A AND 8B, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on January 30, 1996, in Book 196, Page 5112, as Document No. 380052 and by Certificate of Amendment recorded February 2, 1996, in Book 296, Page 251, as Document No. 380351 and also by Certificate of Amendment recorded August 14, 1996, in Book 896, Page 2586, as Document No. 394288 of Official Records.

APN: 1420-07-812-006

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-07-812-006
 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
 i. Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 600,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 600,000.00
 d. Real Property Transfer Tax Due: \$ 2,340.00

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 Grantee
 Signature [Signature] Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Sheri Elaine Blackwell, Trustee of the Sheri Trust dated October 10, 2019
 Address: 962 DESERT CT
 City: CARSON CITY
 State: Zip: 89705

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Sabrina Pollard and Erik Castaneda
 Address: 774 MAYS BLVD #10-7016
 City: INCLINE VLG NV
 State: Zip: NV 89451

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02106517-030-SLP
 Address: 264 Village Boulevard #101
 City, State, Zip: Incline Village, NV 89451

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED