

DOUGLAS COUNTY, NV  
RPTT:\$1969.50 Rec:\$40.00  
\$2,009.50 Pgs=2  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

**2023-1000086**

**08/31/2023 01:55 PM**

WHEN RECORDED MAIL TO:  
James Sherwin  
1430 Muir Dr  
Gardnerville, NV 894160

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

Escrow No. 2302539-RLT

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.: 1220-15-310-012  
R.P.T.T. \$1,969.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH:** That George S. Hallifax, Successor Trustee of the J.A. Farnham Trust dated November 24, 2021

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to James Sherwin, a Widower**

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

**Lot 8, in Block J, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 4, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 10, 1967, in Map Book 1, Page 055, File No. 35914.**

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

**Signature and notary acknowledgement on page two.**

George S. Hallifax, Successor Trustee of  
the J.A. Farnham Trust dated  
November 24, 2021

*George S. Hallifax*  
George S. Hallifax, Successor Trustee

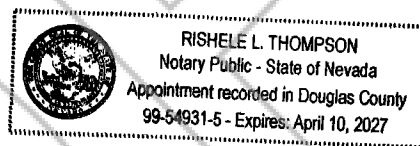
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 8/31/2023  
by George S. Hallifax, Successor Trustee of the J.A. Farnham Trust dated November 24, 2021

\_\_\_\_\_  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02302539.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s)
  - a. 1220-15-310-012
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$ 505,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_
- c. Transfer Tax Value \$ 505,000.00
- d. Real Property Transfer Tax Due: \$ 1,969.50

- 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 Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: George S. Hallifax, Successor  
Trustee of the J.A. Farnham Trust dated  
November 24, 2021

Address: PO Box 7389  
City: Gardnerville  
State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: James Sherwin

Address: 1430 Muir Dr  
City: Gardnerville  
State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02302539-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED