

DOUGLAS COUNTY, NV

**2023-995205**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

**04/03/2023 12:49 PM**

TICOR TITLE - RENO (MAIN)

SHAWNYNE GARREN, RECORDER

E07

WHEN RECORDED MAIL TO:  
**Sharon Lee Thompson**  
**1295 Woodside Drive**  
**Gardnerville, NV 89460**

MAIL TAX STATEMENTS TO:  
**Sharon Lee Thompson**  
**1295 Woodside Drive**  
**Gardnerville, NV 89460**

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)

Space Above for Recorder's Use Only

APN No.: 1220-16-310-099  
Escrow No. 2300689-JN2  
R.P.T.T. \$ 0.00

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

Sharon Lee Thompson, an unmarried woman

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

Sharon Lee Thompson Revocable Living Trust, Sharon Lee Thompson as Trustee

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.

Sharon L. Thompson  
Sharon Lee Thompson

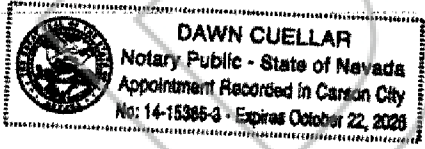
STATE OF NEVADA  
COUNTY OF Carson City

} ss:

This instrument was acknowledged before me on  
by Sharon Lee Thompson

March 27, 2023<sup>LC</sup>

[Signature]  
NOTARY PUBLIC



*COOPER*

Escrow No.: 2300689-JN2

**EXHIBIT A  
LEGAL DESCRIPTION**

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

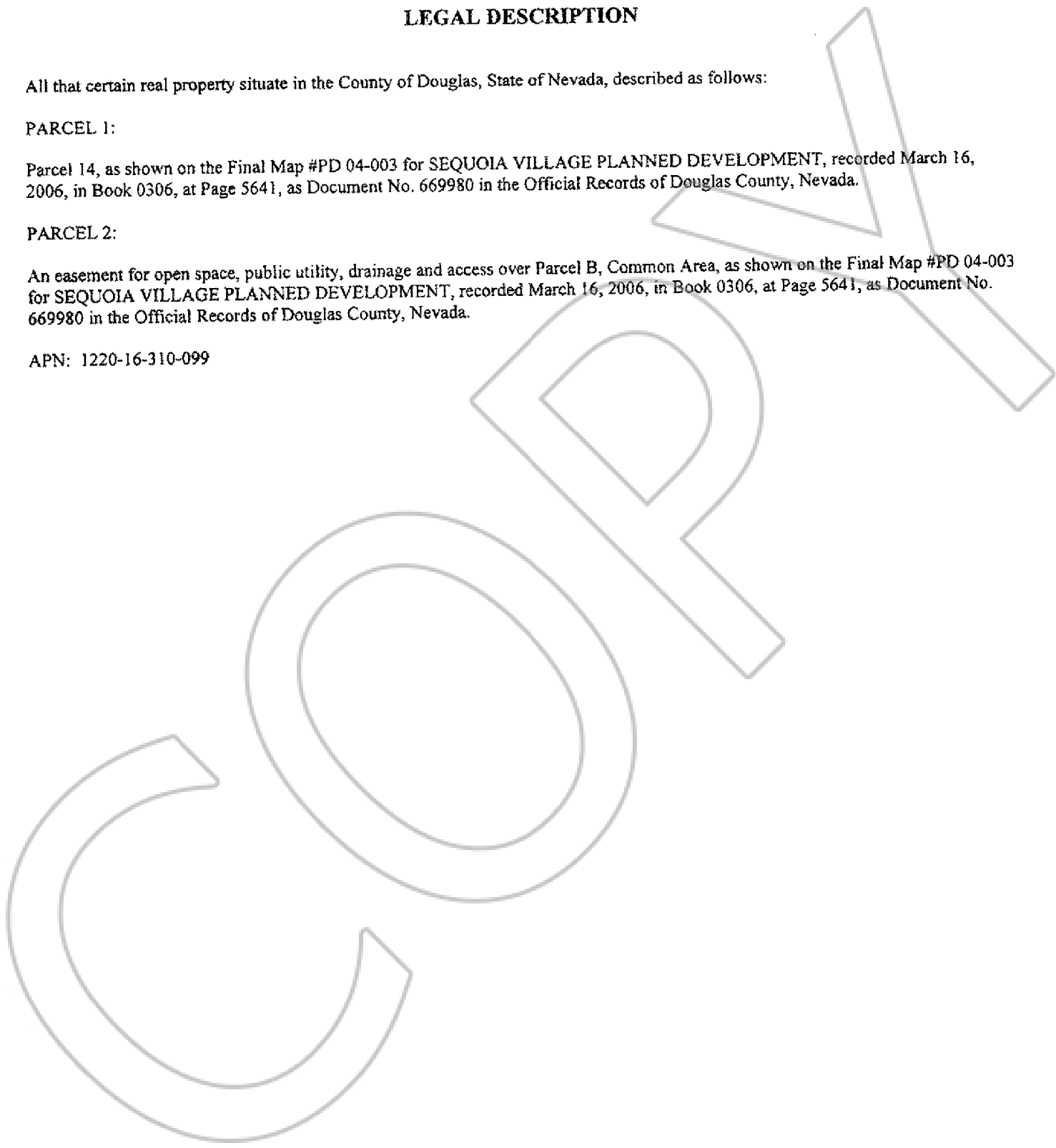
**PARCEL 1:**

Parcel 14, as shown on the Final Map #PD 04-003 for SEQUOIA VILLAGE PLANNED DEVELOPMENT, recorded March 16, 2006, in Book 0306, at Page 5641, as Document No. 669980 in the Official Records of Douglas County, Nevada.

**PARCEL 2:**

An easement for open space, public utility, drainage and access over Parcel B, Common Area, as shown on the Final Map #PD 04-003 for SEQUOIA VILLAGE PLANNED DEVELOPMENT, recorded March 16, 2006, in Book 0306, at Page 5641, as Document No. 669980 in the Official Records of Douglas County, Nevada.

APN: 1220-16-310-099



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1220-16-310-099
- 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/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL  
USE ONLY**  
Notes:  
Verified Trust - js

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section 7 \_\_\_\_\_
- b. Explain Reason for Exemption: Transfer to a Trust with no consideration

**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 Sharon L Thompson Capacity Grantor  
 Signature James Newick Capacity Agent

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

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

Print Name: Sharon Lee Thompson  
 Address: 1295 Woodside Drive  
 City: Gardnerville  
 State: Nevada Zip: 89460

Print Name: Sharon Lee Thompson, Trustee of the  
Sharon Lee Thompson Revocable Living Trust  
 Address: 1295 Woodside Drive  
 City: Gardnerville  
 State: Nevada Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING  
(REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Ticor Title of Nevada, Inc.  
 Address: 5441 Kietzke Lane, Suite 100  
 City, State, Zip: Reno, NV 89511

Escrow #: 2300689-JN2

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)