

DOUGLAS COUNTY, NV **2023-996815**
RPTT:\$2024.10 Rec:\$40.00
\$2,064.10 Pgs=2 **05/26/2023 08:57 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1320-33-718-025
R.P.T.T.	\$2,024.10
File No.:	2000814 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Bradley Joseph Johnson, Diane Marie Johnson as Trustees of the Brad, and Diane Johnson Trust dated September 29, 2021	
4714 Driftwood Drive	
Fremont, CA 94536	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Richard G. Sullivan and Christine C. Sullivan, Co-Trustees of the Richard Gerald Sullivan and Christine Carol Sullivan Revocable Trust, created by Declaration of Trust, dated April 29, 2002** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Bradley Joseph Johnson and Diane Marie Johnson as Trustees of the Brad and Diane Johnson Trust dated September 29, 2021**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 29, in Block C, as set forth on Final Subdivision Map No. 1006-10 for CHICHESTER ESTATES, PHASE 10, filed in the office of the County Recorder of Douglas County, Nevada on April 25, 2002 in Book 0402 of Official Records, Page 7623, as Document No. 540511.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 5-8-2023

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Richard Gerald Sullivan and Christine Carol
Sullivan Revocable Trust created by Declaration
of Trust dated April 29, 2002

Richard G. Sullivan
By: Richard G. Sullivan, Trustee

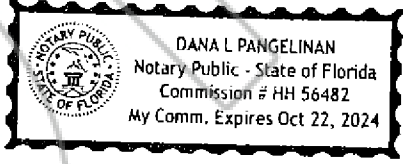
Christine C. Sullivan
By: Christine C. Sullivan, Trustee

State of FL)
) ss
County of Sarasota)

This instrument was acknowledged before me on the 8 day of May, 2023
By: Richard G. Sullivan and Christine C. Sullivan

Signature: *Dana L. Pangelinan*
Notary Public

My Commission Expires: 10-22-24



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-33-718-025
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 519,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 519,000.00
 d. Real Property Transfer Tax Due \$ 2,024.10

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 _____ %
 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 JA Capacity _____ Grantor ESCROW
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Richard G. Sullivan, Christine C. Sullivan, Co-Trustees of the Richard Gerald Sullivan, and Christine Carol Sullivan
 Revocable Trust, created by Declaration of Trust, dated April 29, 2002
 Address: 3711 Aster Drive
 City: Sarasota
 State: FL Zip: 34233

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Bradley Joseph Johnson, Diane Marie Johnson as Trustees of the Brad, and Diane Johnson Trust dated September 29, 2021
 Address: 4714 Driftwood Drive
 City: Fremont
 State: CA Zip: 94536

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2000814 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410