

DOUGLAS COUNTY, NV **2023-996914**
RPTT:\$2067.00 Rec:\$40.00
\$2,107.00 Pgs=2 **05/31/2023 10:35 AM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:

Rich Sharp
Charity Sharp
Daniel Ochsenschlager
Robin Ochsenschlager
1721 Bolero Dr
Carson City, NV 89703

**MAIL TAX STATEMENTS TO:
SAME AS ABOVE**

Escrow No. 2301211-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.: 1022-29-411-012, 1022-29-411-011,
R.P.T.T. \$2,067.00 1022-29-411-015,
1022-29411-016

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Douglas D. Struthers and Coyla C. Struthers as Co-Trustees of the DC Struthers Trust dated August 15, 2017

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Rich Sharp and Charity Sharp, husband and wife and Daniel Ochsenschlager and Robin Ochsenschlager, husband and wife, all as joint tenants

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

Lots 27, 28, 31 and 32, as shown on the Amended Map of TOPAZ LODGE SUBDIVISION, FIRST AND SECOND SECTIONS, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 16, 1958, under File No. 13594.

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

Signature and notary acknowledgement on page two.

Douglas D. Struthers and Coyla C. Struthers as Co-Trustees of the DC Struthers Trust dated August 15, 2017

Douglas D. Struthers
Douglas D. Struthers, Co-Trustee

Douglas D. Struthers and Coyla C. Struthers as Co-Trustees of the DC Struthers Trust dated August 15, 2017

Coyla C. Struthers
Coyla C. Struthers, Co-Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , May 22 , 2023
by Douglas D. Struthers and Coyla C. Struthers as Co-Trustees

Elizabeth Del Real
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02301211.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1022-29-411-012
 b. 1022-29-411-011
 c. 1022-29-411-015
 d. 1022-29-411-016

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: \$ 530,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 530,000.00
 d. Real Property Transfer Tax Due: \$ 2,067.00

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 Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Douglas D. Struthers and Coyla C. Struthers as Co-Trustees of the DC Struthers Trust dated August 15, 2017
 Address: 1380 Centerville Ln, #137
 City: Gardnerville
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Rich Sharp and Charity Sharp and Daniel Ochenschlager, Robin Ochenschlager
 Address: 1721 Bolero Dr
 City: Carson City
 State: NV Zip: 89703

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02301211-020-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