

DOUGLAS COUNTY, NV

2023-999259

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/04/2023 02:09 PM

STEWART TITLE COMPANY - NV

SHAWNYNE GARREN, RECORDER

E03

APNs: 1220-24-302-010, 1220-24-302-011,
and 1220-24-302-012

**RECORDING REQUESTED BY and
AFTER RECORDING MAIL THIS DOCUMENT TO:**

SULLIVAN LAW
1625 State Route 88, Suite 401
Minden, NV 89423

MAIL TAX STATEMENTS TO GRANTEE:

Kimberley Sharp, Trustee
3765 Park Dr.
El Dorado Hills, CA 95762

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. *(Per NRS 239B.030)*

QUITCLAIM DEED

Pursuant to Court Order dated July 6, 2023, in Ninth Judicial District Court Case No. 2023-PB-00084, recorded on July 20, 2023 in Douglas County, Nevada as Document No. 2023-998746, and for valuable consideration, receipt of which is hereby acknowledged, Kimberley Sharp and Merrill A. Hanson, Special Co-Administrators of the Estate of Haidee Octa Sharp, also known as Haidee O. Sharp, and Haidee Octa Storr Sharp, who previously held title as Heidi O. Sharp,

Hereby QUITCLAIM to Kimberley Sharp as sole successor trustee of the Edward L. Sharp Trust U/D/T 3/15/2005, all right, title and interest, now owned or as may be hereafter acquired in and to the real property in the unincorporated area of Douglas County, State of Nevada, more particularly described as:

Parcels A, B and C as shown on the Parcel Map for Edward L. and Heidi O. Sharp, filed for record in the Office of the Douglas County Recorder, State of Nevada, on November 7, 1995 in Book 1195 at Page 1130 as Document No. 374379, Official Records.

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.

This document is being
recorded as an
accomodation only.

The property herein conveyed is more commonly known as:

1843 Chestnut Court - APN 1220-24-302-012

1847 Chestnut Court - APN 1220-24-302-011

1851 Chestnut Court - APN 1220-24-302-010

Gardnerville, NV 89410

Dated: 7/27/2023

Kimberley Sharp

Kimberley Sharp
Special Co-Administrator of the Estate of Haidee
Octa Sharp, A/K/A Haidee O. Sharp, and Haidee
Octa Storr Sharp

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

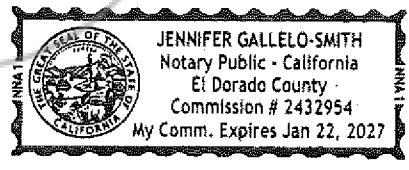
County of El Dorado)

On July 27, 2023, before me, Jennifer Galleo-Smith, a notary public, personally appeared Kimberley Sharp, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.


I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jennifer Galleo-Smith
NOTARY PUBLIC



Dated: 7-13-2023.


Merrill A. Hanson
Special Co-Administrator of the Estate of
Haidee Octa Sharp, also known as Haidee O.
Sharp and Haidee Octa Storr Sharp

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

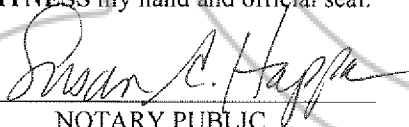
State of Nevada)

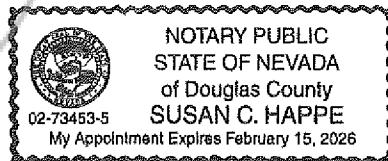
County of Douglas)

On 7/13/2023, before me, SUSAN C. HAPPE, a notary public, personally appeared Merrill A. Hanson, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-24-302-010
 b) 1220-24-302-011
 c) 1220-24-302-012
 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: <u>SG- Pursuant to court order,</u>	
<u>Doc #998746</u>	

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 # 3
 b. Explain Reason for Exemption: _____
3. A transfer of title recognizing the true status of ownership of the real property

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 Attorney for Seller
 Signature [Signature] Capacity Attorney for Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sharp Trust
 Address: c/o Sullivan Law, 1625 SR 88 Ste 401
 City: Minden
 State: NV Zip: 89423

Print Name: Sharp Trust
 Address: c/o Sullivan Law, 1625 SR 88 Ste 401
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Stewart Title Escrow # 1979329
 Address: 1362 U.S. Hwy 395 N #109
 City: Gardnerville State: NV Zip: 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)