

DOUGLAS COUNTY, NV **2024-1006128**  
 RPTT:\$1560.00 Rec:\$40.00  
 \$1,600.00 Pgs=2 **03/29/2024 08:32 AM**  
 STEWART TITLE COMPANY - NV  
 SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1420-18-214-064
<b>R.P.T.T.</b>	\$1,560.00
<b>File No.:</b>	2265879 KDJ
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Sharon Deane Richardson	
3327 Vista Grande Boulevard	
Carson City, NV 89705	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Sherrye E. McMorris, Trustee of the Sherrye E. McMorris Revocable Trust dated February 26, 2024** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Sharon Deane Richardson, an unmarried woman**, 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 112, Block F, as shown on the Map of SILVERADO HEIGHTS SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, Nevada, on September 18, 1978, as Document No. 25326, and Certificate of Amendment of the final plat of said subdivision recorded August 23, 1979, in Book 879 of Official Records at Page 1725, Douglas County, Nevada, as Document No. 35885, and Certificate of Amendment of the final plat of said subdivision recorded October 13, 1979, in Book 1079 of Official Records, at Page 1039, Douglas County, Nevada, as Document No. 37638.

**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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: 3/20/24

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



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 1420-18-214-064  
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  
 Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY  
Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 400,000.00  
b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
c. Transfer Tax Value:    \$ 400,000.00  
d. Real Property Transfer Tax Due                                \$ 1,560.00

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

5. Partial Interest: Percentage being transferred: 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 *ANOMA* Capacity \_\_\_\_\_ Agent \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
Print Name: Sherrye E. McMorris, Trustee of the Sherrye E. McMorris Revocable Trust dated February 26, 2024  
Address: 1736 Toni Court  
City: Minden  
State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
Print Name: Sharon Deane Richardson  
Address: 3327 Vista Grande Boulevard  
City: Carson City  
State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: Stewart Title Company Escrow # 2265879 KDJ  
Address: 2310 S. Carson Street, Suite 5A  
City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED