

DOUGLAS COUNTY, NV **2024-1006574**  
RPTT:\$2320.50 Rec:\$40.00  
\$2,360.50 Pgs=3 **04/11/2024 10:09 AM**  
TICOR TITLE - RENO (LAKESIDE)  
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1420-08-211-025

Order No.: TTR2400352-SL

**WHEN RECORDED MAIL TO and MAIL  
TAX STATEMENTS TO:**

James E. Harlan, Jr. and Debra Lynn  
Harlan  
1021 Sunburst Drive  
Carson City, NV 89705

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

R.P.T.T \$2,320.50

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Sherry R. Chappuis, an unmarried woman ,**

do(es) hereby GRANT, BARGAIN AND SELL to

**James E. Harlan, Jr. and Debra Lynn Harlan, Husband and Wife as Joint Tenants  
with Right of Survivorship**

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"  
ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR  
GRANT BARGAIN SALE DEED

Dated: 4/9/2021

Sherry R Chappuis

Sherry R. Chappuis

State of NEVADA

County of Washoe

This instrument was acknowledged before me on this 9th day of April, 2021, by Sherry R. Chappuis.

[Signature]

Notary Public

[SEAL]



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 1420-08-211-025**

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

Lot 25 in Block I as set forth in the Final Map of SUNRIDGE HEIGHTS, PHASES 4 AND 5A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 1, 1994 in Book 794, Page 1, Document No. 340968.

**STATE OF NEVADA  
DECLARATION OF VALUE**

- 1. Assessor's Parcel Number(s)
  - a. 1420-08-211-025
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ 595,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- c. Transfer Tax Value: \$ 595,000.00
- d. Real Property Transfer Tax Due \$ 2,320.50

- 4. **If Exemption Claimed:**
  - a. Transfer Tax Exemption per NRS 375.090, Section NONE
  - b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.00%  
 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 Sherry R. Chappuis Capacity: Grantor  
DocuSigned by: 605895F60EE34DC  
 Signature [Handwritten Signature] Capacity: Agent

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

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

Print Name: Sherry R. Chappuis  
 Address: 1021 sunburst dr1  
 City: Carson city  
 State: Nevada Zip: 89705

Print Name: James E. Harlan, Jr. and Debra Lynn Harlan  
 Address: 1021 Sunburst Dr  
 City: Carson City  
 State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: Ticor Title of Nevada, Inc.  
 Address: 3655 Lakeside Drive  
 City: Reno

Escrow # TTR2400352  
 State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED