

DOUGLAS COUNTY, NV
RPTT:\$2184.00 Rec:\$40.00
\$2,224.00 Pgs=4
TOIYABE TITLE
SHAWNYNE GARREN, RECORDER

2024-1007037

04/24/2024 02:31 PM

APN: 1022-17-002-009 and 1022-17-002-012

RPTT: 2,184.00

Escrow No.: TTL-24-2304

When recorded return to:

The Martin Family Trust

PO Box 1007

Soda Springs, CA 95728

Mail Tax Statement to:

Grantee same as above

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: Christopher H Sheerin and Keri A Sheerin, Trustees of the Christopher and Keri Sheerin Family Trust

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Richard Harold Martin and Deborah Leah Martin, Trustees of the Martin Family Trust

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

See Exhibit "A" attached hereto and made a part hereof.

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

Signature continues on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. TTL-24-2304
Page Two

Witness my hand(s) this 16th day of April, 2024.

Christopher and Keri Sheerin Family Trust

Chris Sheerin, TRUSTEE
Christopher H Sheerin, Trustee

K. A. S. L. Trustee
Keri A Sheerin, Trustee

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on this 16th day of April, 2024, by Christopher H Sheerin and Keri A Sheerin, Trustees of the Christopher and Keri Sheerin Family Trust

M. Claypool
NOTARY PUBLIC



Exhibit "A"

Property 1:

A parcel of land located within a portion of Section 17, Township 10 North, Range 22 East, Mount Diablo Meridian, Douglas County Nevada, described as follows:

Commencing at the Southeast corner of Section 17, Township 10 North, Range 22 East, M.D.N. at a U.S.G.L.O. brass cap as shown on that Record of Survey of Holbrook Business Park for Joseph S. Lodato as recorded in Book 895 at Page 5651 as Document No. 369646;

thence North 89°46'08" West, 393.99 feet to the POINT OF BEGINNING;

thence continuing North 89°46'08" West, 583.15 feet;

thence North 00°19'27" West, 1294.87 feet;

thence South 75°08'46" East, 594.01 feet;

thence South 00°48'58" East, 341.29 feet;

thence South 89°11'10" West, 192.60 feet;

thence South 00°48'50" East, 209.00 feet;

thence North 89°11'10" East, 192.61 feet;

thence South 00°48'58" East, 594.75 feet to the POINT OF BEGINNING.

The Basis of Bearing of this description is identical to that Record of Survey for Holbrook Business Park, Document No. 369646. Said land further set forth as Parcel F3 on Record of Survey of HOLBROOK BUSINESS PARK, filed for record with the Douglas County Recorder on August 31, 1995 in Book 895, at Page 5651, as Document No. 369646, Official Records of Douglas County, Nevada.

ASSESSOR'S PARCEL NO. 1022-17-002-009

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED DECEMBER 12, 2018, AS DOCUMENT NO. 923533, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

Property 2:

A parcel of land located within a portion of the Southeast one-quarter (SE $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 17, Township 10 North, Range 22 East, Mount Diablo Meridian, Douglas County Nevada, described as follows:

Commencing at the Southeast corner of Section 17, Township 10 North, Range 22 East, M.D.M. as shown on the Record of Survey for HOLBROOK BUSINESS PARK as recorded in Book 895

at Page 5651 as Document No. 369646, Douglas County, Nevada, Office of Recorder, the Point of Beginning; thence per said Document No. 369646 the following courses:

North 89°46'08" West, 393.99 feet;

North 00°48'58" West, 594.75 feet;

North 89°11'10" East, 16.39 feet;

North 00°48'50" West, 209.00 feet;

South 89°11'10" West, 16.40 feet;

thence North 00°19'46" West, 141.28 feet to a 5/8" rebar and tag, RLS 235;

thence South 75°05'50" East, 107.28 feet to a 5/8" rebar and tag, RLS 235;

thence North 00°40'57" West, 199.65 feet to a 5/8" rebar and tag, RLS 235 at the Southerly right-of-way line of State Route 208;

thence along said right-of-way South 75°08'46" East, 300.98 feet to a 5/8" rebar and tag, RLS 235;

thence South 00°46'20" East, 1041.51 feet to the Point of Beginning.

The Basis of Bearing of this description is identical to that Record of Survey for Holbrook Business Park, Document No. 369646.

Said land further set forth as Parcel H2 on Record of Survey of HOLBROOK BUSINESS PARK, filed for record with the Douglas County Recorder on June 2, 1999 in Book 699, Page 426, as Document No. 469420, Official Records of Douglas County.

APN: 1022-17-002-012

(This legal description was previously recorded on December 12, 2018 as Document No. 923536, in the Official Records of the Douglas County, Nevada Recorder.)

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1022-17-002-009
- b) 1022-17-002-012
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|-------------------------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other: _____ (please specify) | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

	<u>\$560,000.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$0.00</u>
Transfer Tax Value:	<u>\$560,000.00</u>
Real Property Transfer Tax Due:	<u>\$2,184.00</u>

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 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 [Handwritten Signature] Capacity Grantor/Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)		(REQUIRED)	
Print Name:	<u>Christopher and Keri Sheerin Trust</u>	Print Name:	<u>The Martin Family Trust</u>
Address:	<u>3573 HWY 208</u>	Address:	<u>PO Box 1007</u>
City:	<u>Wellington</u>	City:	<u>Soda Springs</u>
State:	<u>NV</u> Zip: <u>89444</u>	State:	<u>CA</u> Zip: <u>95728</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Toiyabe Title **Escrow #** TTL-24-2304
Address: 5496 Reno Corporate Drive
City: Reno **State:** NV **Zip:** 89511