

APN: 1220-21-111-105

WHEN RECORDED RETURN TO:

Ryan J. Earl, Esq.
548 W. Plumb Lane, Suite B
Reno, NV 89509

MAIL TAX STATEMENTS TO:

Frank Sheen and Aurelie Sheen
1228 W. Cottage Loop
Gardnerville, NV 89460

GRANT, BARGAIN AND SALE DEED

This indenture is made and given this 12th day of June, 2024,
by and between Frank Sheen and Aurelie Sheen, husband and wife as joint tenants
(herein "Grantor"), and Frank Sheen and Aurelie Sheen, Trustees of the 1997 Sheen
Family Trust, dated May 9, 1997 (herein "Grantee").

Witnesseth, that the Grantor, without consideration, does by this instrument grant,
bargain, sell, remit and convey to the Grantee and Grantee's successors and assigns
forever, all of Grantor's right, title and interest, right in that certain real property situate
in the County of Douglas, State of Nevada, commonly known as 1228 W. Cottage Loop,
Gardnerville, NV 89460, and more particularly described as:

See Exhibit A attached hereto.

Together with the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining, and any reversion and reversions, remainder and
remainders, rents, issues or profits thereof.

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TO HAVE AND TO HOLD the said premises, together with the appurtenances,
unto the grantee and its representatives, heirs and assigns.

Dated this 12 day of June, 2024.

Frank Sheen
Frank Sheen

Aurelie Sheen
Aurelie Sheen

STATE OF NEVADA)
 :SS.
COUNTY OF Douglas)

On this 12 day of June, 2024, personally appeared before me, a notary public, Frank Sheen and Aurelie Sheen, personally known or proved to me to be the persons whose names are subscribed to the foregoing instrument, and who acknowledged to me that they executed the foregoing instrument in the capacity stated therein.

Jennifer Hawker-Lawton
Notary Public

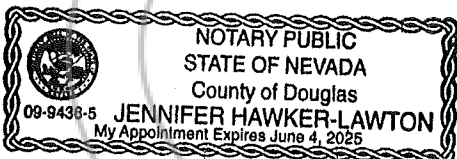


EXHIBIT A

LEGAL DESCRIPTION

Lot 39 as shown on the Amended Final Map of COTTAGES AT CARSON VALLEY, PHASE 1, a Planned Development #PD 05-003-03, an Amendment of Heritage Nevada Senior Housing, a Planned Development #PD 05-003, Recorded in the Office of the Douglas County Recorder, State of Nevada, on June 20, 2017, as Documents NO. 2017-900311, Official Records.

(The above legal description was taken from a Deed executed on April 26, 2024, recorded as Document No. 2024-1007242 in the Official Records of Douglas County, Nevada)

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1220-21-111-105
 b) _____
 c) _____
 d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" 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'/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>Verified Trust - js</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: 7
 b. Explain Reason for Exemption:
A transfer to owner's trust without consideration

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 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 *Ryan J. Earl* Capacity Atty for Grantees
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Frank Sheen and Aurelie Sheen
 Address: 1228 W. Cottage Loop
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Frank Sheen and Aurelie Sheen, TTEEs
 Address: 1228 W. Cottage Loop
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ryan J. Earl, Esq Escrow # _____
 Address: 548 W. Plumb Lane, Ste. B Phone: 775/829-1800
 City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)