

Agreement

This is a written agreement between Andrew Sharp, herein referred to as 'Andy', and the Gaudreau family as governed by Lili and Stefan Gaudreau, who claim to be a legally married couple in the State of California, herein referred to as the 'Gaudreaus'. This agreement governs the sale of, and release of all claims on, Andy's share of the property and improvements (Andy's equity) located at 16004 Old Highway, Donner Lake, California, herein after referred to as the 'Property', to the Gaudreaus.

Initial Mutual Stipulations

1. The parties to this agreement agree that Andy has a equal share of the Property with the Gaudreaus.
2. A known liability of the Property is the static equity owed to the Barsuks, as governed by a previous agreement which will never be referred to as The Melanie Barsuk Agreement Written by Andy of 2010, which can be summarized to say that all three parties (Andy, Gaudreaus, and Barsuks) agreed in 2010 that the Barsuks have \$52k in static equity in the Property. Please read that agreement in full if you feel the need. That agreement shall be attached as ... an attachment, to this agreement, if necessary.

Purpose of this agreement

The purpose of this agreement is to govern the sale Andy's share in the Property, herein after referred to as Andy's equity, to the Gaudreaus.

As of the date of execution of this agreement and receipt of consideration by Andy, all claims to any ownership to the Property by Andy will be released, and that said equity will transfer to the Gaudreaus.

Payment

Both parties agree that all known liabilities and values associated with the Property are listed and accounted for in the mathematical illustration below, otherwise known as Fig. 1.

The Gaudreaus shall compensate Andy as payment for his share of the Property. The amount of that compensation is calculated and displayed in the Fig. 1 illustration below. The payment will constitute the complete and total compensation associated with this full transfer of partial ownership of the Property from Andy to the Gaudreaus. There will be no further compensation, and no rebate or return of compensation, either in full or in part regardless of the circumstances, unless mutually agreed to by both parties at a later date.

As of the date of execution of this agreement, all liabilities and values of the Property will be the responsibility and possession of the remaining equity holders.

The table below summarizes the mathematical calculations for the various amounts.

Fig. 1

Column A	Label	Description
\$650,000.00	Value of Property before recent improvements	
\$25,000.00	Value of recent improvement	All new deck
\$3,000.00	Value of recent improvement	Plumbing change in garage
\$678,000.00	Total value	(A1+A2+A3)
\$440,000.00	Remaining mortgage amount	
\$52,000.00	Barsuk Static share	
\$186,000.00	Remaining equity	(A4-A5-A6)
\$93,000.00	Andy's share of said equity	(A7 / 2)
\$14,000.00	Outstanding existing liabilities for Andy	Deck and plumbing improvements
\$1,600.00	Outstanding existing liabilities for Andy	October share of property expenses
\$200.00	Outstanding existing liabilities for Andy	September expenses
\$1,500.00	Gratuitous consideration lessener	Repair/maintenance work by Stef
\$1,500.00	Gratuitous consideration lessener	Rental administration work by Lili
\$74,200.00	Consideration amount	(A8-A9-A10-A11-A12-A13)

Pro Se Agreement

This agreement was mostly written by Andrew Sharp, referred to in this agreement as 'Andy', and both parties agree that Andy is not a lawyer, nor does he care to ever be a lawyer, and as such, this agreement is meant to cover everything surrounding the sale of Andy's share in the Property to the Gaudreaus. Both parties agree that this is, in fact, an agreement between friends, and that there will be no attempt by either party to trick, bamboozle or otherwise bilk or swindle the other party in any way. We agree that this document lists all known factors in this matter, to the best of our knowledge, efforts and abilities. Furthermore, we both agree not to sweat the small stuff, like whether the plumber bill was \$2,995.00 or \$3,000.00, etc. I do retain ownership of the folding deck chair(s) I purchased which currently reside in the owners closet of the house, but I will leave it in that location in case I'm ever visiting the Property and want to sit down.

Signature area

Party Name	Andy	Gaudreaus
Name	Andrew Sharp	Stefan Gaudreau
Signature	_____	_____
Date	_____	_____
Name		Lili Gaudreau
Signature		_____
Date		_____