

Handwriting Expert, LLC

Curt Baggett

Expert Document Examiner
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Questioned Document Examiner Letter

Subject: Lindsey Licari

Date: May 30, 2020

I have examined five (5) documents with the six (6) known signatures of Lindsey Licari. For the purpose of this examination I have labeled these exhibits 'K1' through 'K5'.

Today I have compared the signatures of Lindsey Licari on the 'K' documents to the Lindsey Licari signature on the questioned document, identified herein as 'Q1', to determine if the author of the Lindsey Licari signature on the 'K' documents was the same person who authored the name of Lindsey Licari on the questioned document: **GRANT, BARGAIN, SALE DEED in the State of Nevada, County of Clark, Escrow No. 17009321-003-NB1, dated January 17, 2018** and purportedly signed by Lindsey Licari.

An examination of handwriting includes establishing patterns of writing habits to help identify the author. Handwriting is formed by repeated habits of writing by the author, which are created by neuro-pathways established in the brain. These neuro-pathways control muscular and nerve movement for writing, whether the writing done is by the hand, foot or mouth.

In support of my opinion, I have included an excerpt from *Handwriting Identification, Facts and Fundamentals* by Roy A. Huber and A.M. Headrick (CRC Press LLC, 1999, pp 50-51) wherein the leading forefathers of document examination in the USA agree that one significant difference in the fundamental structure of a writing compared to another is enough to preclude common authorship:

[Ordway] Hilton stated: "It is basic axiom of identification in document problems that a limited number of basic differences, even in the face of numerous strong similarities, are controlling and accurately establish nonidentity."

[Wilson R.] Harrison made similar comments: "...the fundamental rule which admits of no exception when handwritings are being compared...is simple – whatever features two specimens of handwriting may have in common, they cannot be considered to be of common authorship if they display but a single consistent dissimilarity in any feature which is fundamental to the structure of the handwriting, and whose presence is not capable of reasonable explanation."

[James V.P.] Conway expressed the same theme when he wrote: "A series of fundamental agreements in identifying individualities is requisite to the conclusion that two writings were authored by the same person, whereas a single fundamental difference in an identifying individuality between two writings precludes the conclusion that they were executed by the same person."

and finally,

[Albert S.] Osborn and others have generally agreed that despite numerous similarities in two sets of writings, a conclusion of identify cannot be made if there is one or more differences in fundamental features of the writings.

Based upon thorough analysis of these items, and from an application of accepted forensic document examination tools, principles and techniques, it is my professional expert opinion that **a different person authored the name of Lindsey Licari on the questioned document. Someone did indeed forge the signature of Lindsey Licari on the questioned document, 'Q1'.**

I am willing to testify to this fact in a court of law and I will provide exhibits to the Court showing that I had sufficient data and that my opinion is correct. My Curriculum Vitae is attached and incorporated herein by reference.

Respectfully submitted,

Curt Baggett
Curt Baggett

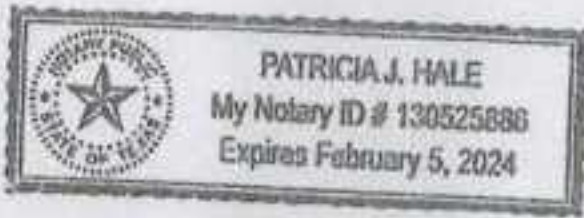
The above Letter of Opinion was sworn and subscribed before me by Curt Baggett this 30th day of May, 2020.

State of Texas

County of Dallas

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Patricia J. Hale
Notary Public - State of Texas



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Respectfully submitted,



Curt Baggett

The above Letter of Opinion was sworn and subscribed before me by Curt Baggett this 30th day of May, 2020.

State of Texas

County of Dallas

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Notary Public - State of Texas



Inot #: 20180119-0001324

Fee: \$40.00

RPTT: \$0.00 Ex #: 006

01/19/2018 12:06:10 PM

Receipt #: 3301102

Requestor:

NATIONAL TITLE COMPANY

Recorded By: OSA Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

Sr: ERECORD

Of: ERECORD

A.P.N. #	176-20-413-076
Escrow No.	17009321-003-NB1
R.P.T.T.	Exempt #5
Recording Requested By:	
National Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Bobby Dee Anteo	
9564 Scorpion Tract Ct	
Las Vegas, NV 89178	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged,

Lindsey Learl spouse of grantee

does hereby Grant, Bargain, Sell and Convey to

Bobby Dee Anteo a married man as his sole and separate property

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

FOR LEGAL DESCRIPTION, SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

The undersigned, by his/hor execution of this Deed, does hereby acknowledge and agree that he/she shall forever relinquish any and all rights, title and interest he/she may have had in and to the subject property by means of Community Property Law.

See page 2 for signatures of Grantor(s) and Notary Acknowledgment

1-17-18
QDE
Exhibit
Q1

QCOSP (DSI Rev. 07/2/14)

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Escrow No. 17009321-003-N111
Grant, URGENT, Sale Deed... Continued

Dated this 17 day of January, 2018

Lindsay Licari
Lindsay Licari

← Q1

State of Nevada

County of Clark

} ss

This instrument was acknowledged before me on

1/17/18

by: Lindsay Licari

Signature:

[Signature]
Notary Public



Questioned
Signature
Page

1-17-18
QDE
Exhibit
Q1

QCDSF (DSI Rev. 07/24/14)

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