

DOUGLAS COUNTY, NV

2014-850442

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

10/06/2014 03:10 PM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

A.P.N.: 1420-33-710-012

File No: 143-2470373 (Rt)

R.P.T.T.: \$1,111.50

When Recorded Mail To: Mail Tax Statements To:
Sean Sinclair
2664 Ballard Lane
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Christine Sinclair, wife of the Grantee

do(es) hereby *GRANT, BARGAIN and SELL* to

Sean Sinclair, a Married Man as his sole and separate property

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

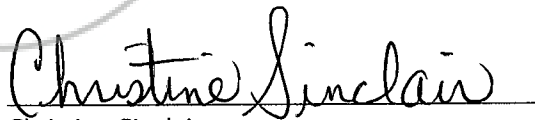
LOT 12, IN BLOCK A, AS SET FORTH ON THE FINAL MAP OF ANDERSON VILLAGE, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON AUGUST 31, 1989, IN BOOK 889 OF OFFICIAL RECORDS, OF PAGE 4542, AS DOCUMENT NO. 209869.

Subject to

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Christine Sinclair MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Sean Sinclair.

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

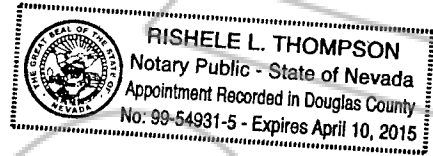
Date: 10/02/2014


Christine Sinclair

STATE OF **NEVADA**)
)
) :ss.
)
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on
10/21/14 by
Christine Sinclair

Rishele L. Thompson
Notary Public
(My commission expires: 4/10/15)



COOPER

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-33-710-012
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$0
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$0
- d) Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 5
- b. Explain reason for exemption: Remove spouse from title

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 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: Christine Sinclair

Capacity: grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Christine Sinclair

Print Name: Sean Sinclair

Address: 2664 Ballard Lane

Address: 2664 Ballard Lane

City: Minden

City: Minden

State: NV Zip: 89423

State: NV Zip: 89423

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

First American Title Insurance

Print Name: Company

File Number: 143-2470373 Rt/Rt

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)