

A.P.N.: 1320-29-117-016  
File No: 143-2484299 (NMP)  
R.P.T.T.: \$947.70

When Recorded Mail To: Mail Tax Statements To:  
Nancy O'Connor  
1156 White Oak Loop  
Minden, NV 89423

***GRANT, BARGAIN and SALE DEED***

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

Christopher F. Lynskey and Katheryn M. Lynskey Husband and wife as joint tenants

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

Nancy O'Connor, an unmarried woman

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

**LOT 197, AS SHOWN ON THE OFFICIAL PLAT OF WINHAVEN, UNIT NO. 5, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON FEBRUARY 10, 1994 IN BOOK 294 OF OFFICIAL RECORDS AT PAGE 1845, AS DOCUMENT NO. 329790.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*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: 04/23/2015

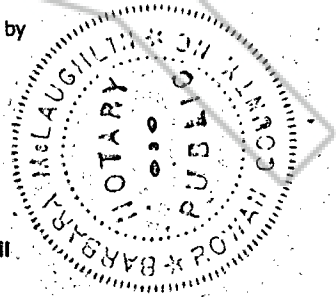
*Christopher F. Lynskey*  
Christopher F. Lynskey

*Katheryn M. Lynskey*  
Katheryn M. Lynskey

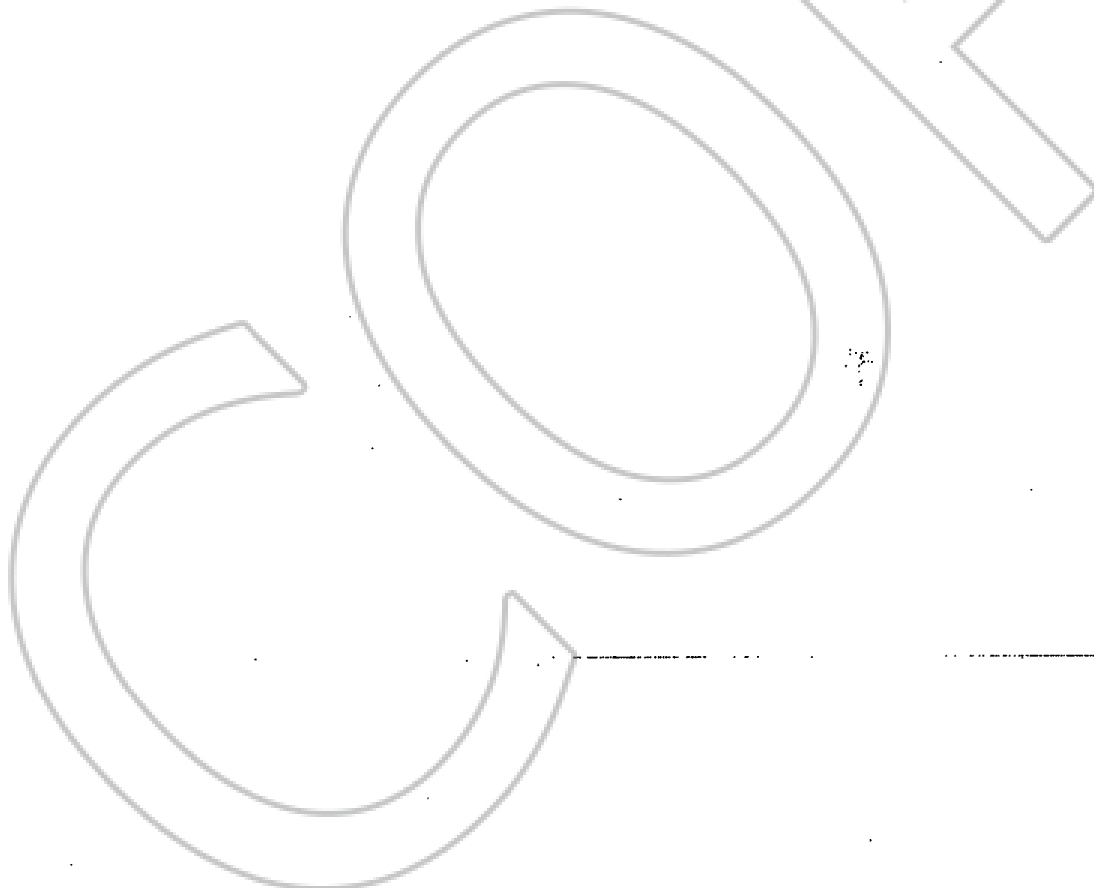
STATE OF North Carolina  
~~NEVADA~~ )  
COUNTY OF Rowan : ss.  
DOUGLAS )

This instrument was acknowledged before me on June 12, 2015 by  
**Christopher F. Lynskey and Katheryn M. Lynskey.**

*Barbara McLaughlin*  
Notary Public  
(My commission expires: May 24, 2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 23, 2015** under Escrow No. **143-2484299**.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-29-117-016
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$243,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$243,000.00
- d) Real Property Transfer Tax Due \$947.70

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 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: Nancy O'Connor  
Signature: \_\_\_\_\_

Capacity: GRANTEE  
Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Christopher F. Lynskey and Katheryn M. Lynskey  
Address: 2021 CHARITY LN.  
City: SKANSBURY  
State: NC Zip: 28146

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Nancy O'Connor  
Address: 1790 Linden Court  
City: Minden  
State: NV Zip: 89423

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

Print Name: First American Title Insurance Company  
Address: 1663 US Highway 395, Suite 101  
City: Minden

File Number: 143-2484299 NMP/NMP  
State: NV Zip: 89423

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