

A.P.N.: 1219-04-002-020

File No: 143-2502358 (JL)

R.P.T.T.:

When Recorded Mail To: Mail Tax Statements To:
Patrick O'Neill
6425 Sonoma Hwy
Santa Rosa CA 95409

GRANT, BARGAIN and SALE DEED

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

Lori O'Neill, a married woman and spouse of the grantee

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

Patrick O'Neill a married man as his sole and separate property

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

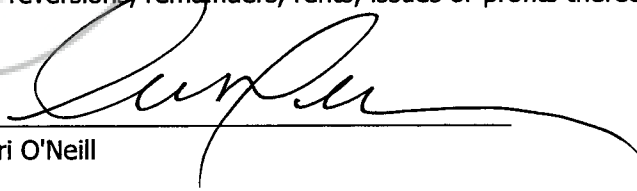
LOT 4, IN BLOCK A, AS SET FORTH ON THE OFFICIAL MAP OF QUAIL RIDGE SUBDIVISION,
FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE
OF NEVADA, ON NOVEMBER 19, 1987, IN BOOK 1187, PAGE 2785, AS DOCUMENT NO. 166812.

Subject to

*THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Lori O'Neill MAY HAVE IN THE
ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO .*

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: 04/18/2016

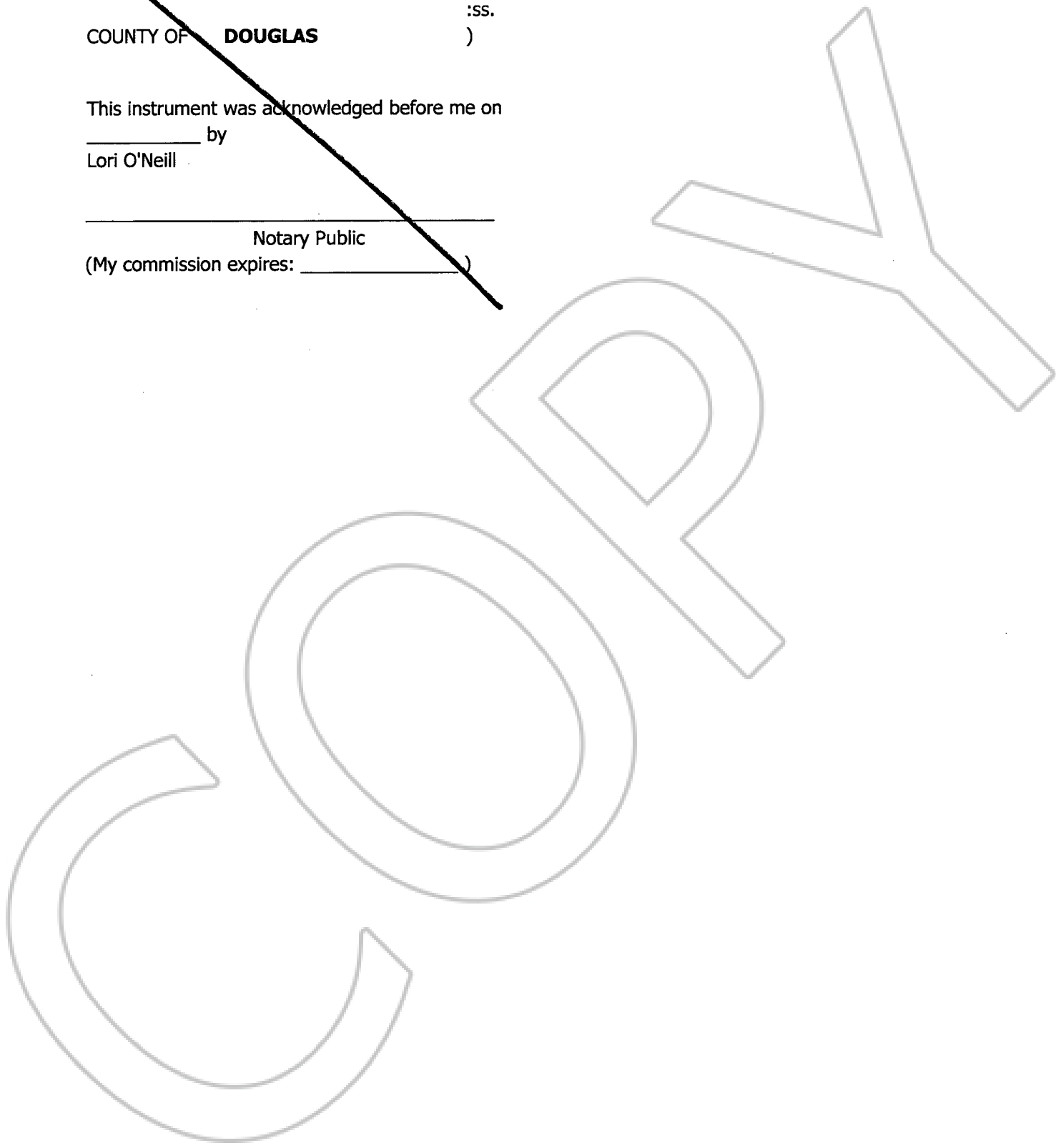


Lori O'Neill

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

This instrument was acknowledged before me on
_____ by
Lori O'Neill

Notary Public
(My commission expires: _____)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

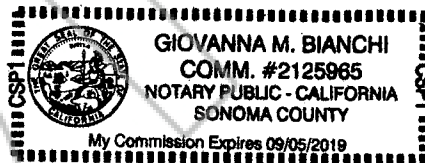
State of California
County of SONOMA

On 4/20/2016 before me, GIOVANNA M. BIANCHI NOTARY PUBLIC
(insert name and title of the officer)

personally appeared LORI O'NEILL
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that she they executed the same in his/ her their authorized capacity(ies), and that by his/ her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Giovanna M. Bianchi (Seal)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1219-04-002-020
- 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: _____

b) Deed in Lieu of Foreclosure Only (value of (\$ _____))

c) Transfer Tax Value: _____

d) Real Property Transfer Tax Due _____

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: 5

b. Explain reason for exemption: Transfer between spouses due to Exchange

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: [Signature]

Capacity: grantee

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lori O'Neill

Print Name: Patrick O'Neill

Address: 6425 Sonoma Hwy

Address: 6425 Sonoma Hwy

City: Santa Rosa

City: Santa Rosa

State: CA Zip: 95409

State: CA Zip: 95409

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

First American Title Insurance

Print Name: Company

File Number: 143-2502358 JL/JL

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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