

DOUGLAS COUNTY, NV **2017-902318**  
RPTT:\$565.50 Rec:\$15.00  
\$580.50 Pgs=2 **08/04/2017 12:01 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1220-02-001-034

Escrow No. 00227916 - 016 - 17  
RPTT 565.50  
When Recorded Return to:  
Kevin Twain O'Brien  
P.O. Box 3043  
Gardnerville, NV 89410  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged, Kerry S. David as sole and only manager of K2T, LLC a Nevada limited liability company, in an act of winding up the affairs of the limited liability company a permanently revoked entity

do(es) hereby Grant, Bargain, Sell and Convey to Kevin Twain O'Brien and Sally Small O'Brien, Trustees of the S & K O'Brien-1996 Trust dated June 10, 1996

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

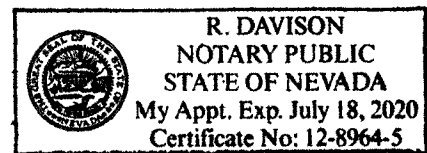
See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 3rd day of August, 2017

K2T, LLC

By: [Signature]  
Kerry S. David, Managing Member



STATE OF NEVADA  
COUNTY OF DOUGLAS

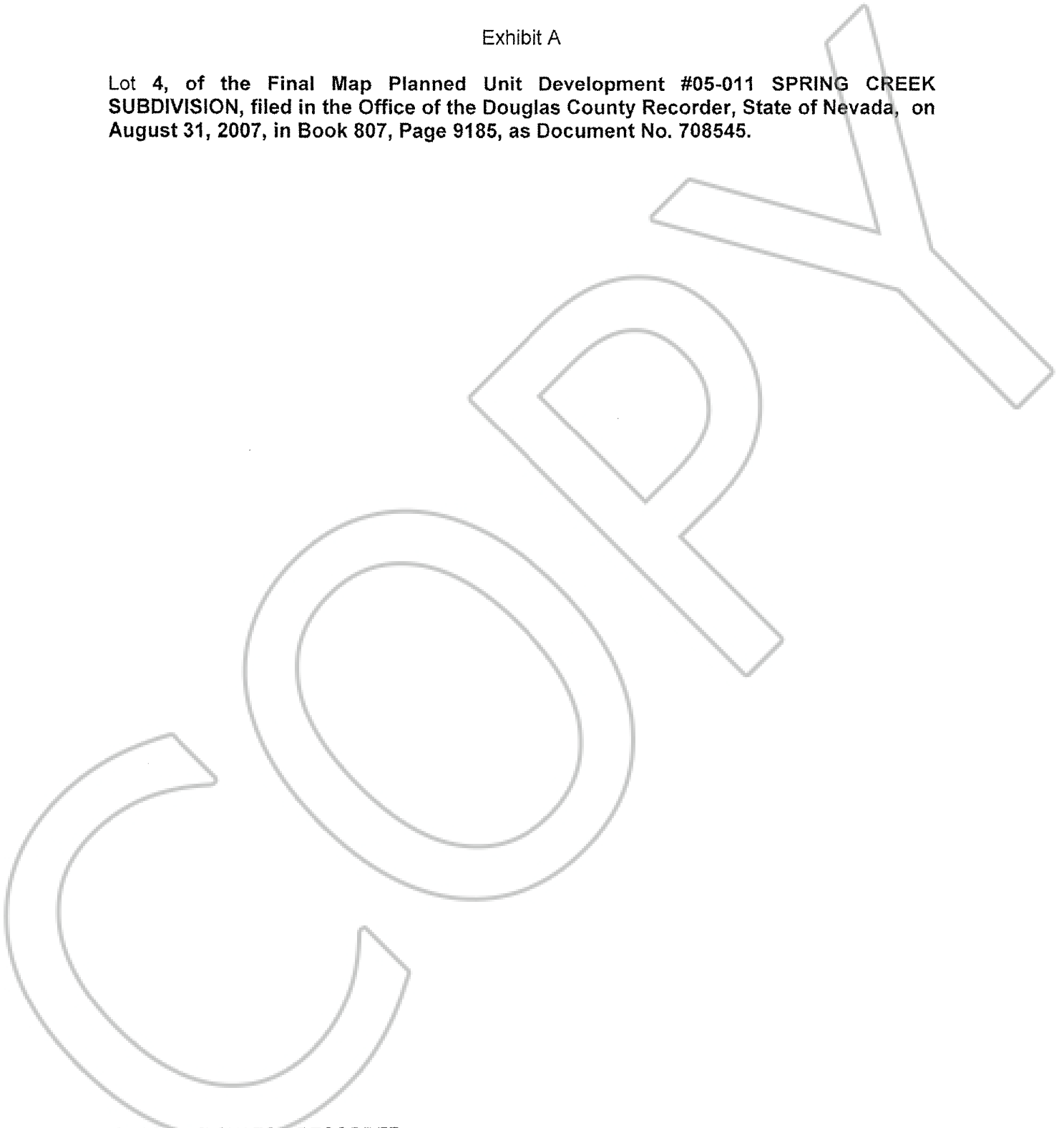
This instrument was acknowledged before me on August 3, 2017,  
By Kerry S. David \_\_\_\_\_

[Signature]  
NOTARY PUBLIC

SPACE BELOW FOR RECORDER

Exhibit A

Lot 4, of the Final Map Planned Unit Development #05-011 SPRING CREEK  
SUBDIVISION, filed in the Office of the Douglas County Recorder, State of Nevada, on  
August 31, 2007, in Book 807, Page 9185, as Document No. 708545.



SPACE BELOW FOR RECORDER

1. APN: 1220-02-001-034

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 ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA  
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$145,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$145,000.00  
 Real Property Transfer Tax Due: \$ 565.50

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 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 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 <i>Henry S. David</i>	Capacity <i>grantor</i>
Signature <i>monica</i>	Capacity
SELLER (GRANTOR) INFORMATION (Required)	BUYER (GRANTEE) INFORMATION (Required)
Print Name: Redhawk Development Company, LLC	Print Name: Kevin Twain O'Brien and Sally Small O'Brien, Trustees of S & K O'Brien 1996 Trust dated 6/10/96
Address: P.O. Box 1968	Address: P.O. Box 3043
City/State/Zip: Zephyr Cove, NV 89448	City/State/Zip: Gardnerville, NV 89410

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00227916-016dr
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)