DOUGLAS COUNTY, NV

RPTT:\$1560.00 Rec:\$35.00

\$1,595.00 Pgs=2

04/19/2018 03:23 PM

2018-913188

s=2 **04/19/2**018 03

FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

A.P.N.:

1320-33-714-019

File No:

143-2538649 (mk)

R.P.T.T.:

\$1,560.00

When Recorded Mail To: Mail Tax Statements To:

Ryan Sinclair 1340 Petar Drive Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Elliott Beau Kruger and Sandra Kay Kruger, husband and wife as joint tenants with right of survivorship

do(es) hereby GRANT, BARGAIN and SELL to

Ryan Sinclair, a single man and Alexa Hala, a single woman as joint tenants with right of survivorship

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

LOT 19, BLOCK A, AS SET FORTH ON FINAL SUBDIVISION MAP NO. 1006-6 FOR CHICHESTER ESTATES, PHASE 6, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA AND RECORDED FEBRUARY 16, 2000 IN BOOK 0200, PAGE 2552, AS DOCUMENT NO. 486411.

Subject to

- 1. All general and special taxes for the current fiscal year.
- 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: 03/02/2018

Elliott Beau Kr Sandra Kay Kr	uger				
	,				
STATE OF	NEVADA	Ss.))			
COUNTY OF	DOUGLAS	; —			
This instrument was acknowledged before me on 4-/3-18 by Elliott Beau Kruger and Sandra Kay Kruger.					
My commission	Notary Public on expires: _//	MARY KELSH Notary Public - State of Nevada Appointment Recorded in Douglas County No: 98-49567-5 - Expires November 6, 2018			

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 02, 2018** under Escrow No. **143-2538649**.

STATE OF NEVADA DECLARATION OF VALUE

a) 1320-33-714-019 b) c) d) 2. Type of Property a)	1.	Assessor Parcel Number(s)	/\				
c) d) 2. Type of Property a) Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex Book Page: e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: g) Agricultural h) Mobile Home i) Other 3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: d) Real Property Transfer Tax Due 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 herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional ax due, may result in a penalty of 10% of the tax due plus interest at 19% per month. Sugnature: Signature: Signa	a)	1320-33-714-019	()				
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