

APN: 1220-07-002-009
RETURN RECORDED DEED TO:
JOEL W. LOCKE, ESQ.
ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702



KAREN ELLISON, RECORDER

E09

GRANTEE/MAIL TAX STATEMENTS TO:
Sinnott Family LLC,
A Nevada limited liability company
5432 Lynnett Lane, Unit A
Carson City, NV 89701

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on May 23, 2019, by and between PETER D. SINNOTT and LISA C. SINNOTT, Trustees of THE PETER AND LISA SINNOTT FAMILY TRUST as to an undivided 1/3 interest; and WILLIAM Q. SINNOTT and MARY J. SINNOTT, Husband and Wife as joint tenants as to an undivided 1/3 interest; and ROBERT C. SINNOTT MD and DAWN E. SINNOTT, Trustees of THE SINNOTT FAMILY TRUST, dated July 2, 1993 as to an undivided 1/3 interest, ("Grantors"), and SINNOTT FAMILY LLC, a Nevada limited liability company, ("Grantee"),

WITNESSETH:

That the grantors, for good and valuable consideration paid by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantee, and to its successors and assigns, all that certain parcel of real property located in Douglas County, State of Nevada, and more particularly described as follows:

The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

The east half of the southwest quarter and the east half of the west half of the southwest quarter of Section 7, Township 12 North, Range 20 East, M.D.B.&M., Less such portion of the above described land as was formerly conveyed by Herman Thran to Fritz Cordes as now appears of record in Book L, page 77, Deed Records and described as follows:

Beginning at a point on the west side of the Frevert Lane where the South boundary line fence of the Frevert Ranch intersects the west boundary of said lane and running west 97 ½ rods; thence south and southeast along the Winkelman Ditch on the east side of the Hogrefe Slough about 209 rods to the Frevert Lane; thence north along the west side of said lands to the place of beginning, in the Southwest quarter of Section 7, Township 12 North, Range 20 East, M.D.B.&M.

TOGETHER WITH ALL WATER RIGHTS AND/OR DITCH RIGHTS, SURFACE OR GROUND, PERMITTED, CERTIFICATED, ADJUDICATED, OR VESTED, AS WELL AS ALL SEEPS, SPRINGS, AND OTHER RIGHTS TO WATER, OF ANY NATURE WHATSOEVER, APPURTENANT TO OR HISTORICALLY USED ON THE PROPERTY.

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(Pursuant to NRS 111.312, this legal description was previously recorded on August 18, 2006, as Document No. 0682620, in the Official Records of Douglas County, State of Nevada).

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year

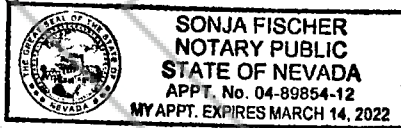
first above written.

Peter D. Sinnott
PETER D. SINNOTT, Trustee
Lisa C. Sinnott
LISA C. SINNOTT, Trustee

STATE OF NEVADA)
 : ss.
CARSON CITY)

On May 23, 2019, personally appeared before me, a Notary Public, PETER D. SINNOTT and LISA C. SINNOTT, who acknowledged that they executed the above instrument.

Sonja Fischer
NOTARY PUBLIC

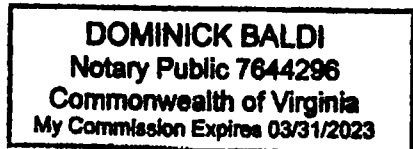


William Q. Sinnott
WILLIAM Q. SINNOTT
Mary J. Sinnott
MARY J. SINNOTT

STATE OF Virginia)
 : ss.
COUNTY OF Fairfax)

On 05/04, 2019, personally appeared before me, a Notary Public, WILLIAM Q. SINNOTT and MARY J. SINNOTT, who acknowledged that they executed the above instrument.

Dominick Baldi
NOTARY PUBLIC



Robert C. Sinnott MD

ROBERT C. SINNOTT MD, Trustee

Dawn E. Sinnott LLC

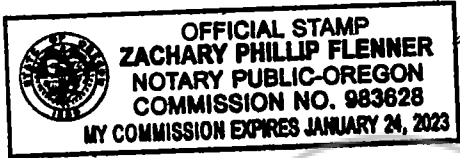
DAWN E. SINNOTT, Trustee

STATE OF Oregon)
: ss.
COUNTY OF Jackson)

On May 2nd, 2019, personally appeared before me, a Notary Public, ROBERT C. SINNOTT MD, and DAWN E. SINNOTT, who acknowledged that they executed the above instrument.

[Signature]

NOTARY PUBLIC



4834-6432-3208, v. 1

State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

- a) 1220-07-002-009
- b)

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: Relating Abmt of - A

3. Total Value/Sales Price of Property:

\$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 9
- b. Explain Reason for Exemption: A transfer, assignment or other conveyance of real property to a corporation or other business organization if the person conveying the property owns 100 percent of the corporation or organization to which the conveyance is made.

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 Peter D. Sinnott Capacity Grantors
 Signature Jusa Sinnott Capacity Grantees

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name: Peter D. Sinnott Et Al Print Name: SINNOTT FAMILY LLC
 Address: 5432 Lynnett Lane, Unit A Address: 5432 Lynnett Lane, Unit A
 City: Carson City City: Carson City
 State: NV Zip: 89701 State: NV Zip: 89701

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow #
 Address: 402 North Division Street, P.O. Box 646
 City: Carson City State: NV Zip: 89702