

A.P.N.: 131910311011  
File No: 121-2574369 (LC)  
R.P.T.T.: \$-0- 5

When Recorded Mail To: Mail Tax Statements To:  
Krystle Sinclair and Timothy O'Brien  
2241 Pioneer Trail  
Genoa, NV 89411

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

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

Krystle Sinclair, a married woman as her sole and separate property

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

Krystle Sinclair and Timothy O'Brien, wife and husband as joint tenants with right of survivorship

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

**LOT 9, AS SHOWN ON THE OFFICIAL MAP OF PIONEER TRAIL RANCH SUBDIVISION, UNIT NO. 1, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, ON NOVEMBER 21, 1966, AS DOCUMENT NO. 34628.**

*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.

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.

Date: 10/22/2019

Krystle Sinclair  
Krystle Sinclair

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

This instrument was acknowledged before me on this:  
22 day of October 2017

By: **Krystle Sinclair**

By: [Signature] / Its: \_\_\_\_\_

Notary Public  
(My commission expires: 1-10-23)

 **LORI J. CALLISON**  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No: 19-1283-3 - Expires January 10, 2023

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 131910311011
- 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: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 5
- b. Explain reason for exemption: addition of spouse for no consideration

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: Krystle Sinclair

Capacity: grantor

Signature: Krystle Sinclair

Capacity: grantee

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

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

Print Name: Krystle Sinclair

Print Name: Krystle Sinclair and Timothy O'Brien

Address: 2241 Pioneer Trail

Address: 2241 Pioneer Trail

City: Genoa

City: Genoa

State: NV Zip: 89411

State: NV Zip: 89411

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

First American Title Insurance

File Number: 121-2574369 LC/ LC

Print Name: Company

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

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