

DOUGLAS COUNTY, NV **2019-939953**  
RPTT:\$1501.50 Rec:\$35.00  
\$1,536.50 Pgs=2 **12/20/2019 12:36 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1420-06-410-009

Escrow No. 00250333 - 016 - 23  
RPTT 1,501.50  
When Recorded Return to:  
**Sarah Vernon**  
**3607 Green Acre Drive**  
**Carson City, NV 89705**  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

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**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,  
HSKS, LLC, a Nevada limited liability company, Series 64, the 3607 Green Acre Series

do(es) hereby Grant, Bargain, Sell and Convey to  
Sarah Vernon, An Unmarried Woman

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

**Lot 17, of SIERRA ESTATES, according to the Map thereof, filed in the office of the  
County Recorder of Douglas County, Nevada on September 27, 1960 in Book 3, Page  
701, as Document No. 16665.**

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

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SPACE BELOW FOR RECORDER

Witness my/our hand(s) this 18 day of December, 2019

HSKS, LLC, a Nevada limited liability company, Series 64, the 3607 Green Acre Series.

Sole Member and Manager:

The O'Brien Family Trust dated September 11, 2014

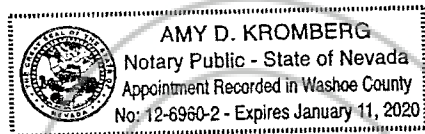
By: [Signature]  
Steven P. O'Brien, Trustee

By: [Signature]  
Kathleen P. O'Brien, Trustee

STATE OF NEVADA  
COUNTY OF

This instrument was acknowledged before me on Dec. 18, 2019,  
by Steven P. O'Brien and Kathleen P. O'Brien

[Signature]  
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

1. APN: 1420-06-410-009

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:** \$385,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$385,000.00  
 Real Property Transfer Tax Due: \$ 1,501.50

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_

5. Partial Interest: Percentage being transferred: 100%

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 <u>[Signature]</u>	Capacity <u>[Signature]</u>
Signature _____	Capacity _____
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: HSKS, LLC, a Nevada limited liability company	Print Name: Sarah Vernon
Address: 1955 Greenfield Drive	Address: 3607 Green Acre Drive
City/State/Zip: Reno, NV 89509	City/State/Zip: Carson City, NV 89705

**COMPANY REQUESTING RECORDING**

Co. Name: First Centennial Title Company of NV	Escrow # 00250333-016
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)