

A.P.N.: 1420-08-213-004  
File No: 143-2630253 (et)  
R.P.T.T.: \$2,047.50

When Recorded Mail To: Mail Tax Statements To:  
Katharyn M Yonge, John M Sullivan and Martha L. Harris  
988 Rolling Ridge Ct  
Carson City NV 89705

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

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

Onesix LLC., a Nevada Limited Liability Company

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

Katharyn M Yonge, a widow, and John M Sullivan and Martha L. Harris, husband and wife  
as community property with right of survivorship, all as tenants in common

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

**LOT 23, IN BLOCK C, OF THE FINAL MAP OF SUNRIDGE HEIGHTS II PHASE 2, A  
PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY  
RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 3, 1994, AS  
DOCUMENT NO. 331447.**

*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.

**This document was executed  
in counter-part and  
shall be deemed as one.**





**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 1420-08-213-004  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$525,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$525,000.00  
d) Real Property Transfer Tax Due \$2,047.50
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 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: [Signature]  
Signature: \_\_\_\_\_

Capacity: [Signature]  
Capacity: \_\_\_\_\_

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

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

Print Name: Onesix LLC  
Address: 1706 Crowne Way  
City: Minden  
State: NV Zip: 89423

Print Name: Katharyn M Yonge and  
John M Sullivan and  
Martha L. Harris  
Address: 17117 Aileen Way  
City: Grass Valley  
State: CA Zip: 95949

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

First American Title Insurance  
Print Name: Company  
Address 1663 US Highway 395, Suite 101  
City: Minden

File Number: 143-2630253 et/ et  
State: NV Zip: 89423

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