

A.P.N. No.:	1319-10-311-011
R.P.T.T.	Exemption #6
File No.:	
Recording Requested By:	
Timothy O'Brien	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Timothy O'Brien	
2241 Pioneer Trail	
Genoa, NV 89411	



SHAWNYNE GARREN, RECORDER

E06

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Krystle Sinclair, an unmarried woman who acquired title as a married woman** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Timothy O'Brien, an unmarried man**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 9, as shown on the Final Map of UNIT ONE PIONEER TRAIL RANCH SUBDIV., filed for record in the Office of the Douglas County Recorder, State of Nevada, on November 21, 1966, in Book 45 at Page 739 as Document No. 34628, Official Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 2/15/2023

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

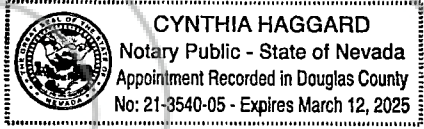
Krystle Sinclair
Krystle Sinclair

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 15 day of February, 2023
By: Krystle Sinclair

Signature: Cynthia Haggard
Notary Public

My Commission Expires: 3/12/2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-10-311-011
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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 \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section #6
 b. Explain Reason for Exemption: Pursuant to Divorce Decree one joint tenants deeding to remaining Joint tenant

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 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 M. Sinclair Capacity _____ Grantor _____
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Krystle Sinclair
 Address: 2241 Pioneer Trail
 City: Genoa
 State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Timothy O'Brien
 Address: 2241 Pioneer Trail
 City: Genoa
 State: NV Zip: 89411

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED