

DOC # 825530
06/17/2013 03:56PM Deputy: GB

OFFICIAL RECORD

Requested By:
First American Title Mindel
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-613 PG-4466 RPTT: 957.45



A.P. No. 1320-30-511-011
Escrow No. 143-2439001-Rt/VT
R.P.T.T. \$957.45

WHEN RECORDED RETURN TO:
Dennis N. Avakian and Sandra L. Avakian
2358 Oak Hill Street
Stockton, CA 95206

MAIL TAX STATEMENTS TO:
2358 Oak Hill Street
Stockton, CA 95206

GRANT, BARGAIN and SALE DEED

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

ABN Enterprises, LLC., a Nevada Domestic LLC

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

Dennis N. Avakian and Sandra L. Avakian, husband and wife as joint tenants

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

LOT 15 IN BLOCK B AS SET FORTH ON FINAL MAP PD 02-04 FOR LA COSTA AT MONTE VISTA PHASE 1, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON APRIL 25, 2005 IN BOOK 0405, AT PAGE 9815, AS DOCUMENT NO. 642625, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

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.

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.

Date: 05/24/2013



ABN Enterprises, LLC, a Nevada Domestic
Limited Liability Company

By: Susan E. Berch, Inc, Its Manager

Susan E. Hanly

By: Susan E. Hanly, President

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

This instrument was acknowledged before me on
June 12, 2013 by
ABN Enterprises, LLC, By *Susan E. Hanly*



[Signature]

Notary Public
(My commission expires: 4-14-14)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
05/24/2013 under Escrow No. 143-2439001