

DOUGLAS COUNTY, NV **2015-869434**  
RPTT:\$1560.00 Rec:\$15.00  
\$1,575.00 Pgs=2 **09/10/2015 02:02 PM**  
FIRST AMERICANTITLE STATELINE  
KAREN ELLISON, RECORDER

A.P.N.: 1320-29-610-088  
File No: 143-2489487 (NMP)  
R.P.T.T.: \$1,560.00

When Recorded Mail To: Mail Tax Statements To:  
Wilbur R. Neufeld and Charlotte K. Neufeld  
1727 Arbello Drive  
Minden, NV 89423

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

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

ABN Enterprises, LLC, a Nevada Domestic Limited Liability Company

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

Wilbur R. Neufeld and Charlotte K. Neufeld, husband and wife as joint tenants with right of survivorship

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

**LOT 103 IN BLOCK H, AS SET FORTH ON THE FINAL SUBDIVISION MAP FOR MONTERRA PHASE I RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON AUGUST 24, 2005 IN BOOK 0805, PAGE 11150 AS DOCUMENT NO. 653145 OF OFFICIAL RECORDS.**

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: 07/20/2015

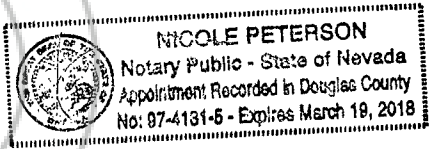
ABN Enterprises, LLC, a Nevada limited liability company

By: Andrew W. Mitchell  
Name: Andrew W. Mitchell  
Title: Treasurer

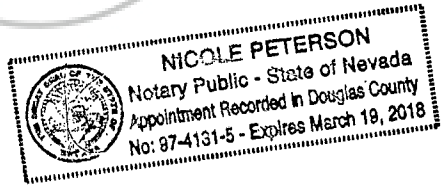
STATE OF **NEVADA** )  
 ) : ss.  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on September 9, 2015 by Andrew W. Mitchell

[Signature]  
\_\_\_\_\_  
Notary Public  
(My commission expires: 3/19/18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 20, 2015** under Escrow No. **143-2489487**.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1320-29-610-088  
 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: \$400,000.00  
 b) Deed in Lieu of Foreclosure Only (value of \$ \_\_\_\_\_)  
 c) Transfer Tax Value: \$400,000.00  
 d) Real Property Transfer Tax Due \$1,560.00

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: Wilbur R. Neufeld Capacity: Grantor  
 Signature: Charlotte K. Neufeld Capacity: grantee

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

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

Print Name: ABN Enterprises, LLC  
 Address: P.O. Box 489  
 City: Minden  
 State: NV Zip: 89423

Print Name: Wilbur R. Neufeld and  
Charlotte K. Neufeld  
 Address: 1727 Ardella Dr  
 City: Minden  
 State: NV Zip: 89423

**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: 143-2489487 NMP/NMP  
 State: NV Zip: 89423

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