

DOUGLAS COUNTY, NV **2015-870554**
RPTT:\$1456.65 Rec:\$15.00
\$1,471.65 Pgs=2 10/01/2015 02:29 PM
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Marvin H. Ford Jr.

1249 Heybourne Road

Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:

Marvin H. Ford Jr.
1249 Heybourne Road

Gardnerville, NV 89410

Escrow No. N1501027-WD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-33-212-016
R.P.T.T. \$1,456.65

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That KDH Builders The Ranch, LLC, a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Marvin H. Ford Jr., A married man, as his sole and separate property

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

KDH Builders The Ranch, LLC

Darci Hendrix
Darci Hendrix, Managing Member

 **WENDY DUNBAR**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 02-79065-5 - Expires December 18, 2018

STATE OF NEVADA
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on, 9-25-15
by Darci Hendrix

[Signature]
NOTARY PUBLIC

Escrow No. N1501027-WD

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 127 as shown on FINAL MAP PLANNED UNIT DEVELOPMENT PD 04-008 THE RANCH AT GARDNERVILLE PHASE IIA-2, recorded in the office of the Douglas County Recorder, State of Nevada on October 3, 2014 as Document No. 2014-850353, Official Records.

COPY

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. **Assessor Parcel Number(s)**
 a) 1320-33-212-016
 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. **Total Value/Sales Price of Property:** \$373,101.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$373,101.00
 Real Property Transfer Tax Due: \$1,456.65

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 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] Capacity: Manager-Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>KDH Builders The Ranch, LLC</u>	Print Name: <u>Marvin H. Ford Jr.</u>
Address: <u>10625 Double R Blvd</u> <u>Reno, NV 89521</u> City, State, Zip	Address: <u>1249 Heybourne Road</u> <u>Gardnerville, NV 89410</u> City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)
 Print Name: Northern Nevada Title Company Escrow #: N1501027-WD
 Address: 1483 Highway 395, Suite B
 City, State, Zip: Gardnerville, NV 89410