

DOUGLAS COUNTY, NV **2015-870970**
RPTT:\$1386.45 Rec:\$15.00
\$1,401.45 Pgs=2 10/09/2015 10:44 AM
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Kenneth C. Bedrosian
Geraldine C. Bedrosian
6298 Windfresh Drive

Las Vegas, NV 89148

Escrow No. N1500385-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.: 1320-33-212-004
R.P.T.T. \$1,386.45

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

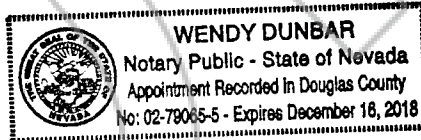
THIS INDENTURE WITNESSETH: That KDH Builders the Ranch, LLC, a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Kenneth C. Bedrosian and Geraldine C. Bedrosian, husband and wife as community 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



STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, September 25, 2015
by Darci Hendrix

NOTARY PUBLIC

Escrow No. N1500385-WD

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 38 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) 1320-33-212-004
- 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 _____

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

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 3355,195.00
 Transfer Tax Value \$ 3355,195.00
 Real Property Transfer Tax Due: \$1,386.45

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 Dale Lindux Capacity Manager - Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: KDH Builders the Ranch, LLC

Print Name: Kenneth C. ^{BEDROSIAN} and Geraldine C. ^{BEDROSIAN} Bedrosian

Address: 10625 Double R Blvd.
Reno, NV 89521

Address: 6298 Windfresh Drive
Las Vegas, NV 89148

City, State, Zip

City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Northern Nevada Title Company Escrow #: N1500385-WD
 Address: 1483 Highway 395, Suite B
 City, State, Zip: Gardnerville, NV 89410