

DOUGLAS COUNTY, NV **2015-871271**  
RPTT:\$1400.10 Rec:\$15.00  
\$1,415.10 Pgs=2 10/16/2015 12:10 PM  
NORTHERN NEVADA TITLE CC  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Lawrence B. Chandler  
Angela M. Chandler  
1531 Snaffle Bit Drive  
Garnderville, NV 89410

Escrow No. N1500428-RT

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.: 1320-33-212-005  
R.P.T.T. \$1,400.10

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 Lawrence B. Chandler and Angela M. Chandler, Husband and Wife, as joint tenants

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 16, 2018

STATE OF NEVADA  
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on, 10.16.15  
by Darci Hendrix

  
NOTARY PUBLIC

Escrow No. N1500428- *KI*

**EXHIBIT A  
LEGAL DESCRIPTION**

Lot 39 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.



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1320-33-212-005
- 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) \$358,952.00  
 \$ \_\_\_\_\_  
 Transfer Tax Value \$358,952.00  
 Real Property Transfer Tax Due: \$1,400.10

**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: *Dave Hendrix* Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: KDH Builders the Ranch, LLC  
 Address: 10625 Double R. Blvd.  
Reno, NV 89521  
 City, State, Zip

Print Name: Lawrence B. Chandler  
 Address: 1531 Summit Pt Drive  
Gardnerville, NV 89410  
 City, State Zip

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

Print Name: Northern Nevada Title Company Escrow #: N1500428-RT  
 Address: 1483 Highway 395, Suite B  
 City, State, Zip: Gardnerville, NV 89410