

DOUGLAS COUNTY, NV

2016-882164

RPTT:\$1649.70 Rec:\$16.00

\$1,665.70 Pgs=3

06/09/2016 03:28 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Glenn R. Thorp
1731 Arbello Drive
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:

Glenn R. Thorp
Same as Above

Escrow No. 1600977-RLT

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.: 1320-29-510-001

R.P.T.T. \$1,649.70

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ABN Enterprises, LLC, a Nevada Limited Liability Company, by it's Manager, Susan E. Berch, Inc

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do does hereby Grant, Bargain, Sell and Convey to Glenn R. Thorp, 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.

ABN Enterprises, LLC, a Nevada Limited Liability Company, by it's Manager, Susan E. Bergh, Inc

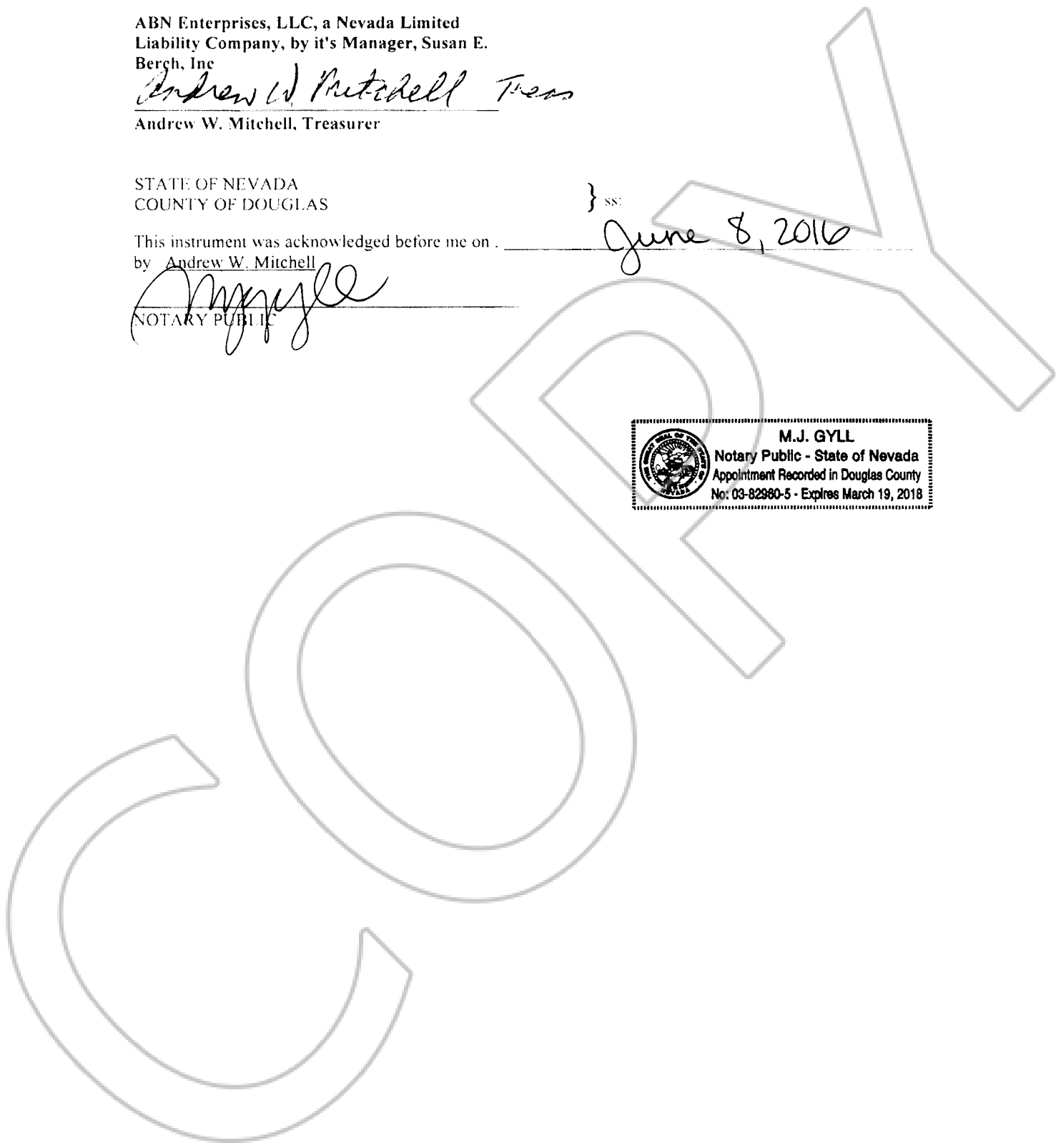
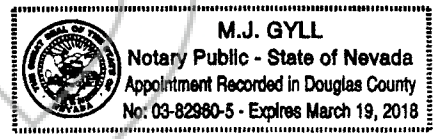
Andrew W. Mitchell Treasurer
Andrew W. Mitchell, Treasurer

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss: June 8, 2016

This instrument was acknowledged before me on .
by Andrew W. Mitchell

M. J. Gyll
NOTARY PUBLIC



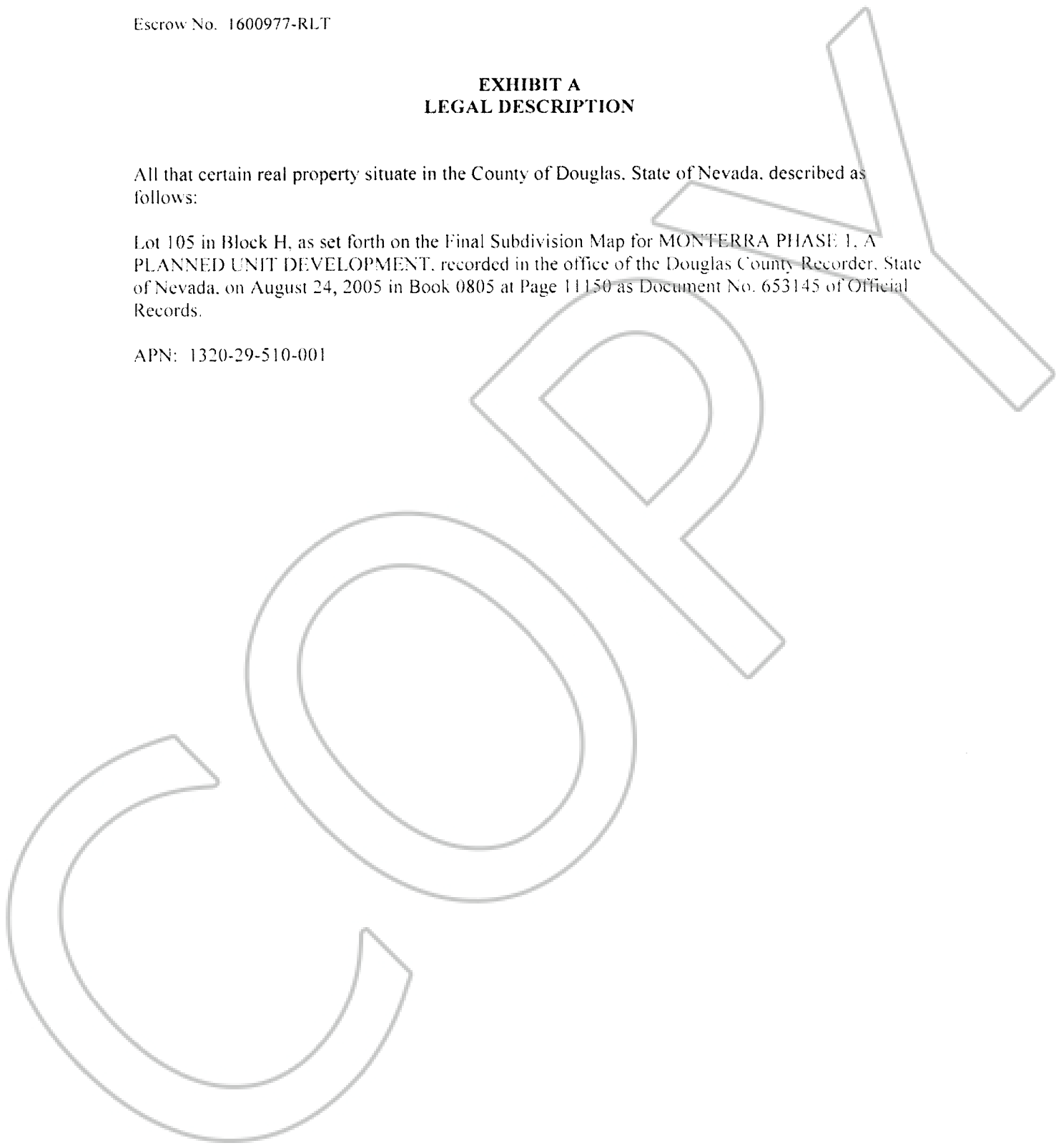
Escrow No. 1600977-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 105 in Block H, as set forth on the Final Subdivision Map for MONTERRA PHASE I, A PLANNED UNIT DEVELOPMENT, recorded in the office of the Douglas County Recorder, State of Nevada, on August 24, 2005 in Book 0805 at Page 11150 as Document No. 653145 of Official Records.

APN: 1320-29-510-001



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-29-510-001
- 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) \$ 422,724.00
 Transfer Tax Value \$ 422,724.00
 Real Property Transfer Tax Due: \$1,649.70

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 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 Andrew W. Mitchell Capacity Grantor
 Signature Tress Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>ABN Enterprises, LLC, a Nevada Limited Liability Company, by it's Manager, Susan E. Berch, Inc</u>	Print Name: <u>Glenn R. Thorp</u>
Address: <u>PO BOX 489 Minden, NV 89423</u>	Address: <u>1731 Arbello Dr Gardnerville, NV 89410</u>
City, State, Zip	City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1600977-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410