

DOUGLAS COUNTY, NV

2016-883993

RPTT:\$1735.50 Rec:\$16.00

\$1,751.50 Pgs=3

07/08/2016 02:14 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Rusty E. Alexander
Gulya Alexander
1765 Bella Casa Drive
Minden, NV 89423

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 1602142-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.: 1320-30-511-037

R.P.T.T. \$1735.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ABN Enterprises, LLC, a Nevada Limited Liability Company, a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Rusty E. Alexander and Gulya Alexander, 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.

ABN Enterprises, LLC, a Nevada Limited Liability Company

Andrew W. Mitchell

By: Susan E. Berch, Inc, a California Corporation, Its Manager

By : Andrew W. Mitchell, Treasurer



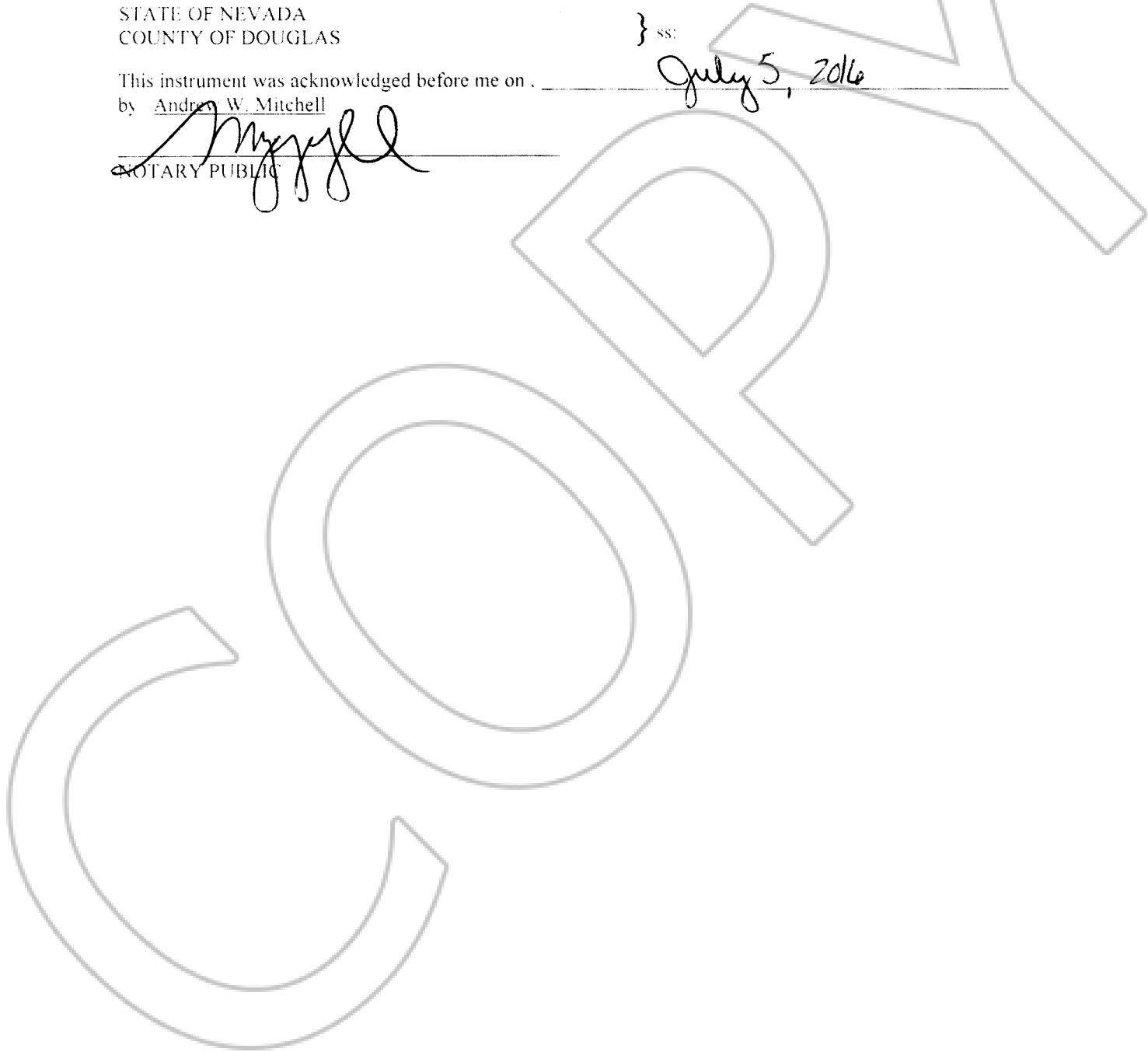
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

July 5, 2016

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

M. J. Gyll
NOTARY PUBLIC



Order No.: 01602142-RLT

EXHIBIT A

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

Lot 67, in Block J, as set forth on Final Subdivision Map Planned Unit Development PD 02-04 for LA COSTA AT MONTE VISTA PHASE 1, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 25, 2005 in Book 0405, at Page 9815, as Document No. 642625, of Official Records.

APN: 1320-30-511-037



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-30-511-037
- 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) \$ 444,900.00
 Transfer Tax Value \$ 444,900.00
 Real Property Transfer Tax Due: \$ 1,735.50

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 7/5/16 grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: ABN Enterprises, L.L.C. a Nevada Limited Liability Company

Print Name: Rusty E. Alexander / gulyaalexander

Address: PO BOX 489
Minden, NV 89423

Address: 1765 Bella Casa Dr
Minden NV 89423

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 #: 1602142-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410