

DOUGLAS COUNTY, NV
RPTT:\$3510.00 Rec:\$16.00
\$3,526.00 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-885693

08/09/2016 01:35 PM

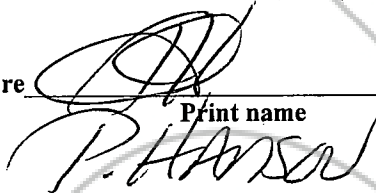
APN# : 1320-33-210-069
RPTT: \$3,510.00

Recording Requested By:
Western Title Company
Escrow No.: 081190-PAH
When Recorded Mail To:
Jenuane Communities The Ranch
LLC , a Nevada Limited Liability
Company
10625 Double R Blvd.
Reno, NV 89521

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature


P. Hanson

Print name


Title

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Centennial Exchange Company, LLC, a Texas Limited Liability Company

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Jenuane Communities The Ranch LLC , a Nevada Limited Liability Company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

Lot D as Shown on Final Map Planned Unit Development PD 04-008 The Ranch at Gardnerville Phase IIA-1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 18, 2013, in Book 613, Page 4667, as Document No. 825569.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.


Dated: 07/12/2016


CENTENNIAL EXCHANGE COMPANY, LLC, A
TEXAS LIMITED LIABILITY COMPANY

BY: 
BILL C. BURGER, MANAGER

STATE OF NEVADA } ss
COUNTY OF WASHOE
This instrument was acknowledged before me on
August 2 2016

By Bill C. Burger


Notary Public

 P. HANSON
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 96-3503-2 - Expires August 30, 2016

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1320-33-210-069

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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$900,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$900,000.00
 Real Property Transfer Tax Due: 3,510.00

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 [Handwritten Signature] Capacity Grantor
 Signature [Handwritten Signature] Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Centennial Exchange Company, LLC, a Texas Limited Liability Company
 Address: PO Box 548
 City: Glenbrook
 State: NV Zip: 89413

Print Name: Jenuane Communities The Ranch LLC, a Nevada Limited Liability Company
 Address: 10625 Double R Blvd.
 City: Reno
 State: NV Zip: 89521

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Kietzke Office
 5390 Kietzke Ln Suite 101
 City/State/Zip: Reno, NV 89511

Esc. #: 081190-PAH