

A.P.N.: 1220-15-410-034  
File No: 143-2515800 (SC)  
R.P.T.T.: \$507.00

When Recorded Mail To: Mail Tax Statements To:  
AR Investments, LLC  
P.O. Box# 6171  
Gardnerville, NV 89460

***GRANT, BARGAIN and SALE DEED***

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

Barry Milgrom, Trustee of the Bankruptcy Estate of Kathleen Ortiz, aka Kathleen Ortiz Millard, by virtue of the title and powers vested in him by the provisions of the Bankruptcy Code and the Order of the United States Bankruptcy Court for the Division of San Francisco, Case No. 16-31096 DM.

do(es) hereby *GRANT, BARGAIN and SELL* to

AR Investments, LLC, a Nevada Limited Liability Company

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

**LOT 29, BLOCK O, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 10, 1967, DOCUMENT NO. 35914.**

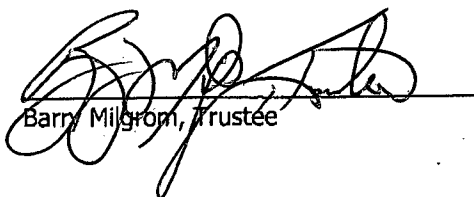
Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

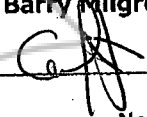
Date: 01/20/2017

Barry Milgrom, Trustee of the Bankruptcy Estate of Kathleen Ortiz, aka Kathleen Ortiz Millard, by virtue of the title and powers vested in him by the provisions of the Bankruptcy Code and the Order of the United States Bankruptcy Court for the Division of San Francisco, Case No. 16-31096 DM.

  
Barry Milgrom, Trustee

STATE OF CA )  
COUNTY OF San Francisco ) :ss.

This instrument was acknowledged before me on this:  
17th day of April, 2017

By: **Barry Milgrom, Trustee**  


Notary Public  
(My commission expires: 3/19/2018)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Francisco )  
On April 17, 2017 before me, Cathy Bryant, a Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Barry Milgrom  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-15-410-034
- 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**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$130,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$                     )
- c) Transfer Tax Value: \$130,000.00
- d) Real Property Transfer Tax Due \$507.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]

Capacity: Seller/Grantor

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Barry Milgrom, Trustee of the  
Bankruptcy Estate of Kathleen  
Ortiz, aka Kathleen Ortiz Millard,  
by virtue of the title and powers  
vested in him by bthe provisions  
of the Bankruptcy Code and the  
Order of the United States  
Bankruptcy Court for the Division  
of San Francisco, Case No. 16-

Print Name: 31096 DM  
Address: 60 29th St. PHB# 661  
City: SAN FRANCISCO  
State: CA Zip: 94110

Print Name: AR Investments, LLC  
Address: P.O. Box# 6171  
City: Gardnerville  
State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
Print Name: Company  
Address 1663 US Highway 395, Suite 101  
City: Minden

File Number: 143-2515800 SC/ SC  
State: NV Zip: 89423