DOUGLAS COUNTY, NV

RPTT:\$507.00 Rec:\$16.00

2017-897528

\$523.00

Pgs=3

04/19/2017 02:30 PM

FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

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 Bankrupty 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 Millgrown, Frustee

COUNTY OF Sa traveries

This instrument was acknowledged before me on this:

) :ss.

By: Barry Milgrom, Trustee

(My commission expires: 3 19 201)

CATHY BRYANT COMM. #2058429
COMM. #2058429
SAN FRANCISCO COUNTY OF COMM. EXPIRES MARCH 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 0)			\ \
County of <u>London</u>	meneo)	_		-11
00 April 17,201-	pefore me, <u>C</u>	the Brant	a Notary	Public .
Date	_	Here Insert Name ar	nd Title of the on	fficer
personally appeared	Barry Milgro	m		1
	1 0	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

Signature of Notary Public

Place Notary Seal Above

STATE OF NEVADA DECLARATION OF VALUE

a) 1220-15-410-034 b)	1.		Assessor Parcel Number(s)			/\
2. Type of Property a) Vacant Land b) Single Fam. Res. FOR RECORDERS OPTIONAL USE c) Condo/Twnhse d) 2-4 Plex Book Page: e) Apt. Bildg. f) Comm'l/Ind'l Date of Recording: Notes: i) Other Salas 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: Explain reason for exemption: 5. Partial Interest: Percentage being transferred: % (\$) The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 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 jlus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally ladie/for any additional amount owed. Signature: Sig			1220-15-410-034			/ /
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c) Condo/Twnhse d) 2.4 Plex Book Page: e) Apt. Bldg. f) Comm'l/Ind'I Date of Recording: g) Agricultural h) Mobile Home i) Other 3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) (\$ c) Transfer Tax Value: d) Real Property Transfer Tax Due 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 375.080 and NRS 375.110; that the information provided is correct to the best of their 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 jointy and severally isole for any additional amount owed. Signature: SELLER (GRANTOR) INFORMATION (REQUIRED) Barry Milgrom, Trustee of the Bankruptcy Estate of Kathleen Ortiz, ake Kathleen Ortiz Millard, by virtue of the title and powers vested in him by bthe provisions of San Fancisco, Case No. 16-Print Name: 31096 DM. Address: Address: Address: Address: A JIP ALL CSCO State: A JIP ALL CSCO 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: Ny Zip: 89423	2.			FOR	DECORDERS ORT	ONAL LISE
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