

APN# : 1320-06-001-001

RPTT: \$1,813.50

Recording Requested By:

Western Title Company

Escrow No.: 089797-WLD

When Recorded Mail To:

Ksenia Timonina

1719 11th St

Oakland, CA 94607

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 \_\_\_\_\_

Wendy Dunbar

Escrow Officer

**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,

The 925 JL Trust, HP Incorporated, a Nevada corporation, as Trustee

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

Ksenia Timonina, a single woman

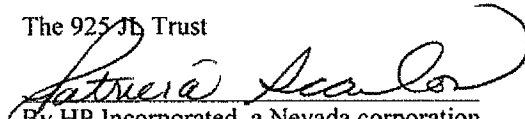
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 08/15/2017

The 925 JB Trust

  
By HP Incorporated, a Nevada corporation

By: Patricia Scanlon, authorized signatory

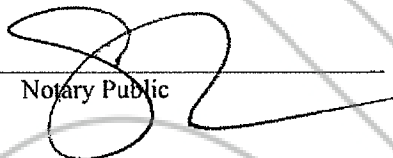
STATE OF Nevada

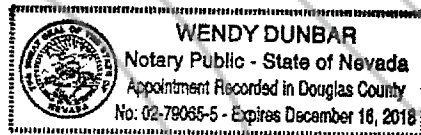
COUNTY OF Douglas

This instrument was acknowledged before me on

8.17.2017

By Patricia Scanlon.

  
Notary Public



**EXHIBIT "A"**

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

**Being a portion of the NE 1/4 of Section 6, Township 13 North, Range 20 East, M.D.B.&M., described as follows:**

**Parcel 1:**

**Parcel 2-B as set forth on the Parcel Map for Kimberlee Nenzel, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 2, 1986, in Book 1286, Page 234, as Document No. 145979.**

**Excepting therefrom that portion of said land granted to the State of Nevada acting by and through its Department of Transportation by Deed, recorded on January 30, 1998, in Book 198, Page 5296 as Document No. 431729, Official Records of Douglas County, Nevada.**

**Parcel 2:**

**An easement for roadway as set forth on the Parcel Map for Kimberlee Nenzel, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 2, 1986, in Book 1286, Page 234, as Document No. 145979.**

**Assessor's Parcel Number(s):**

**1320-06-001-001**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1320-06-001-001

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: \$465,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$465,000.00  
 Real Property Transfer Tax Due: \$1,813.50

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section  
 b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100 %

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 *Patricia Scanlon* Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: The 925 JL Trust, HP Incorporated as Trustee  
 Address: P.O. Box 2601  
 City: Costa Mesa  
 State: CA Zip: 92628

Print Name: Ksenia Timonina  
 Address: 1719 11th St.  
 City: Oakland  
 State: CA Zip: 94607

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo. LLC. On behalf of Western Title Company  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 089797-WLD