

DOUGLAS COUNTY, NV **2018-915091**
RPTT:\$1288.95 Rec:\$35.00
\$1,323.95 Pgs=3 **06/05/2018 02:07 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1320-33-227-003

Escrow No. 00236203 - 001 - 20
RPTT 1,288.95
When Recorded Return to:
Franklin Werbelow, Jr. and Susan R DiBene
10355 Manfre Rd
Morgan Hill, CA 95037
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
Jenuane Communities The Ranch, LLC, a Nevada Limited Liability Company

do(es) hereby Grant, Bargain, Sell and Convey to
Franklin Werbelow Jr. and Susan R. DiBene, husband and wife as joint tenants with right of
survivorship

all that real property situate in the City of Gardnerville, County of Douglas, State of Nevada,
described as follows:

See Exhibit A attached hereto and made a part hereof.

Signatures and Notary Acknowledge on the Following Page

SPACE BELOW FOR RECORDER

Signature Page for Grant, Bargain, Sale Deed
Escrow No.: 236206-COM

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

Witness my/our hand(s) this 22 day of May, 2018

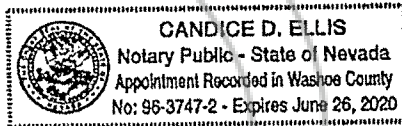
Jenuane Communities The Ranch, LLC, a Nevada Limited Liability Company

Darci Hendrix
By: Darci Hendrix, Its: Manager

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 5-22, 2018,
By Darci Hendrix

Candice D. Ellis
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

PARCEL 1:

Unit No. 3, of Building 13, of the Final Subdivision Map LDA 15-020 ESPLANADE AT THE RANCH, recorded in the Official Records of Douglas County, Nevada on November 7, 2017, as Document No. 2017-906665 and Certificate of Amendment recorded November 9, 2017, as Document No. 2017-906767.

PARCEL 2:

An undivided 1/41st interest as a tenant in common in the Common Elements. An exclusive right to use that portion of the Common Elements designated as Limited Common Elements on the Final Map, as granted in the Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association recorded September 8, 2017, as Document No. 2017-903815, Official Records, Douglas County, Nevada.

SPACE BELOW FOR RECORDER

1. APN: 1320-33-227-003

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document Instrument No.:	[]
Book:	[] Page: []
Date of Recording:	[]
Notes:	[]

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$330,478.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$330,478.00
 Real Property Transfer Tax Due: \$ 1,288.95

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 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	Capacity <u>Grantor</u>
Signature	Capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Jenuane Communities The Ranch, LLC	Print Name: Susan R DiBene & FRANKLIN WERBELDW, JR
Address: 5400 Equity Ave.	Address: 10355 Manfre Rd
City/State/Zip: Reno, NV 89502	City/State/Zip: Morgan Hill, CA 95037

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00236203-001 []
Address: 1450 Ridgeview Dr., Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)