

DOUGLAS COUNTY, NV  
RPTT:\$1138.80 Rec:\$35.00  
\$1,173.80 Pgs=3  
2018-915335  
06/11/2018 03:21 PM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1320-33-218-001

Escrow No. 00237006 - 001 - 20  
RPTT 1,138.80  
When Recorded Return to:  
**Nancy Ann Martina**  
**1252 Comcho Trail Unit 1**  
**Gardnerville NV 89410**  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

THIS INDENTURE WITNESSETH: That

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

In consideration of \$10.00, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

Nancy Ann Martina an unmarried woman, and Brian M. Moll and Rachel A Moll, husband and wife all as joint tenants

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

See Exhibit A attached hereto and made a part hereof.

See Acknowledgement attached hereto and made a part hereof.

SPACE BELOW FOR RECORDER

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

Witness my/our hand(s) this 4<sup>th</sup> day of June, 2018

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

Darci Hendrix

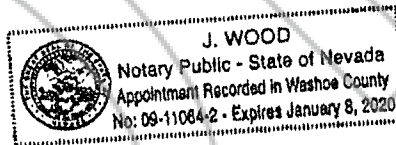
By: Darci Hendrix, Its: Manager

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 6-4-18.

By Darci Hendrix

J. Wood  
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

**PARCEL 1:**

Unit No. 1, of Building 4, 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 1/41<sup>st</sup> 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: 1320-33-218-001

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 No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA  
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$291,956.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$291,956.00  
 Real Property Transfer Tax Due: \$ 1,138.80

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 <i>[Handwritten Signature]</i>	Capacity <u>Grantor</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	
(Required)	
Print Name: Jenuane Communities The Ranch, LLC	Print Name: Nancy Ann Martina <i>d</i> Briana Rachel <i>m</i>
Address: 5400 Equity Ave.	Address: <u>1252 Coronado Trail</u>
City/State/Zip: Reno, NV 89502	City/State/Zip: <u>Gardnerville NV 89510</u>

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00237006-001
Address: 1450 Ridgeview Dr., Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)