

DOUGLAS COUNTY, NV **2018-917679**
RPTT:\$1673.10 Rec:\$35.00
\$1,708.10 Pgs=3 **08/03/2018 01:53 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1320-33-213-014

Escrow No. 00238431 - 001 - 20
RPTT 1,673.10
When Recorded Return to:
Barbara Hughes
282 Jennifer Way
Pleasant Hill, CA 94523
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,

KDH Builders The Ranch, LLC, a Nevada Limited Liability Company

do(es) hereby Grant, Bargain, Sell and Convey to

Barbara Hughes, A married woman, as her sole and separate property
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.

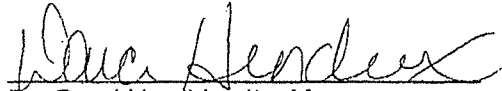
See acknowledgement attached hereto and made a part hereof.

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 20 day of July, 2018

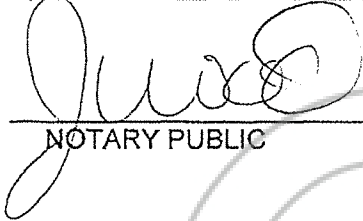
KDH Builders The Ranch, LLC, a Nevada Limited Liability Company



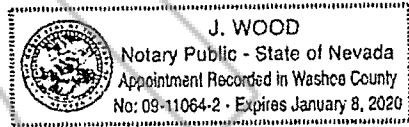
By: Darci Hendrix, Its: Manager

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 7-20, 2018,
By Darci Hendrix



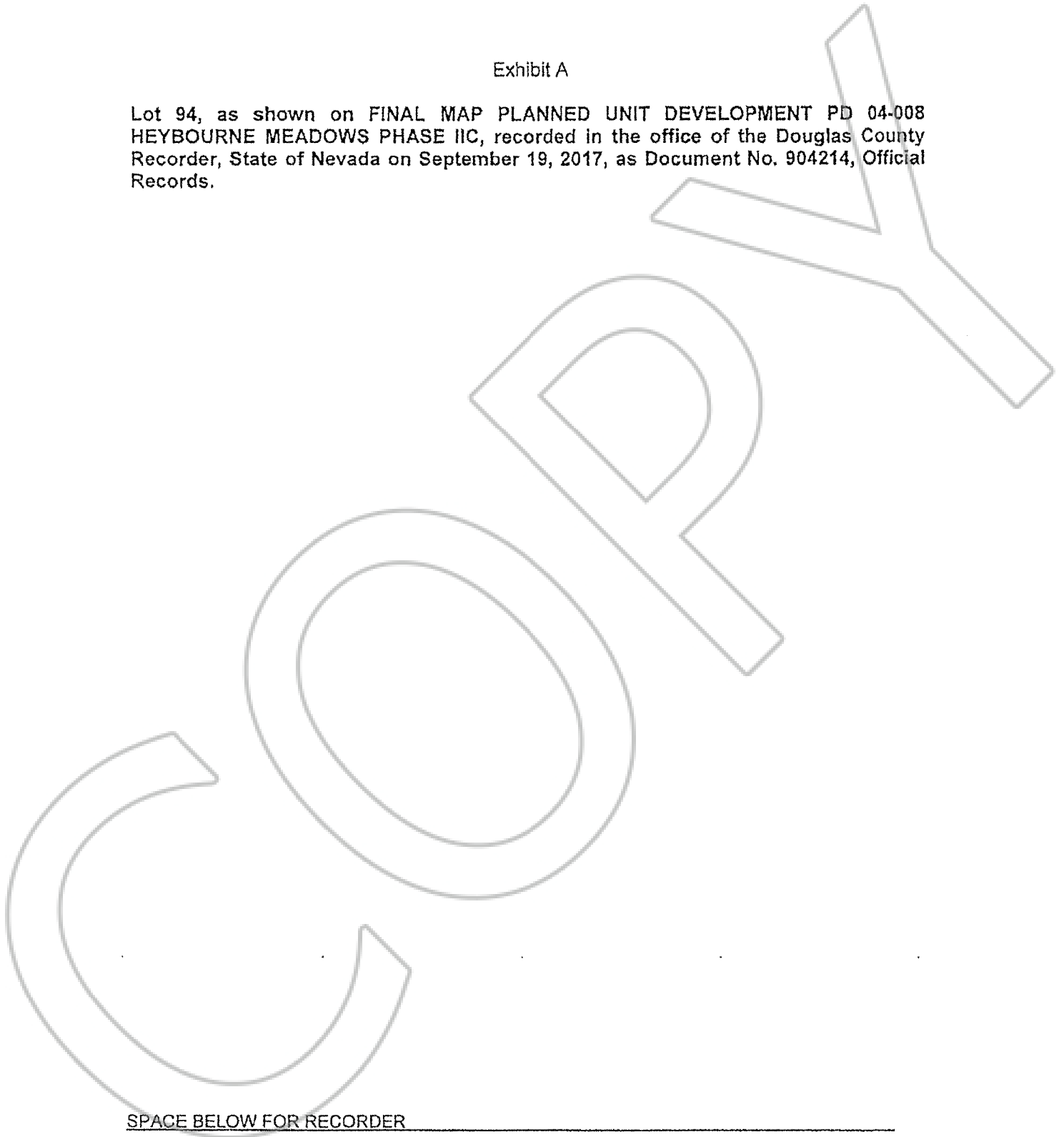
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

Lot 94, as shown on FINAL MAP PLANNED UNIT DEVELOPMENT PD 04-008
HEYBOURNE MEADOWS PHASE IIC, recorded in the office of the Douglas County
Recorder, State of Nevada on September 19, 2017, as Document No. 904214, Official
Records.



SPACE BELOW FOR RECORDER

1. APN: 1320-33-213-014

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: \$428,913.00
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$428,913.00
Real Property Transfer Tax Due: \$ 1,673.10

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 <i>[Handwritten]</i>
Signature	Capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: KDH Builders The Ranch, LLC	Print Name: Barbara Hughes
Address: 5400 Equity Ave.	Address: 282 Jennifer Way
City/State/Zip: Reno, NV 89502	City/State/Zip: Pleasant Hill, CA 94523

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00238431-001
Address: 1450 Ridgeview Dr., Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)