

DOUGLAS COUNTY, NV **2018-920259**  
RPTT:\$1807.65 Rec:\$35.00  
\$1,842.65 Pgs=3 **09/28/2018 03:14 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1320-33-229-018

Escrow No. 00239744 - 001 - 20  
RPTT 1,807.65  
When Recorded Return to:  
**Edward L. Baird**  
1215 Lasso Lane  
Gardnerville, NV 89410  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

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**Grant, Bargain, Sale Deed**

THIS INDENTURE WITNESSETH: That

KDH Builders 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

Edward L. Baird, as Trustee of the Baird Family Trust dated August 8, 2013

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.

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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 17 day of September, 2018

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

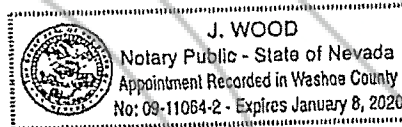
Darci Hendrix

By: Darci Hendrix, Its: Manager

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 9-17-18,  
By Darci Hendrix

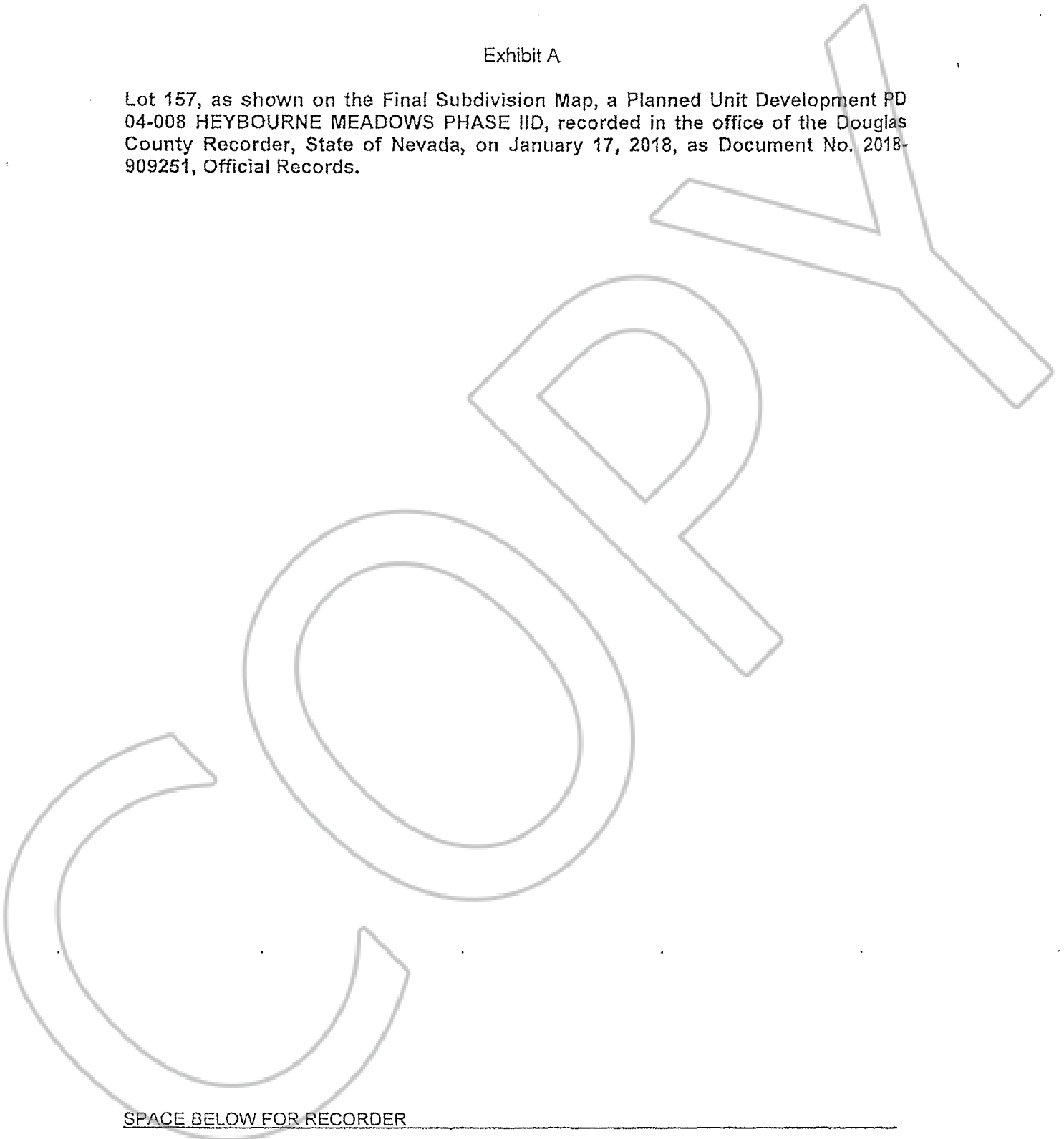
J. Wood  
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

Lot 157, as shown on the Final Subdivision Map, a Planned Unit Development PD 04-008 HEYBOURNE MEADOWS PHASE IID, recorded in the office of the Douglas County Recorder, State of Nevada, on January 17, 2018, as Document No. 2018-909251, Official Records.



SPACE BELOW FOR RECORDER

1. APN: 1320-33-229-018

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: \$463,245.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$463,245.00  
 Real Property Transfer Tax Due: \$ 1,807.65

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>[Signature]</i>	Capacity
Signature <i>[Signature]</i>	Capacity <i>Agent</i>
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: KDH Builders The Ranch, LLC	Print Name: Edward L. Baird
Address: 5400 Equity Ave.	Address: <i>1215 Lasso Lane</i>
City/State/Zip: Reno, NV 89502	City/State/Zip: <i>Gardnerville NV 89410</i>

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00239744-001
Address: 1450 Ridgeview Dr., Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)