

DOUGLAS COUNTY, NV **2018-921629**
RPTT:\$1314.30 Rec:\$35.00
\$1,349.30 Pgs=3 **10/31/2018 10:17 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1320-33-216-003

Escrow No. 00240764 - 001 - 20
RPTT \$1,314.30
When Recorded Return to:
**John Richard Kaminski and Farnaz
Khankhanian**
2515 Bedford Way
Carson City, NV 89703
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
John Richard Kaminski and Farnaz Khankhanian, Trustees of The Kaminski-Khankhanian
Living Trust dated September 30, 2013 and any amendments thereto

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.

See acknowledgement attached hereto and made a part hereof.

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

SPACE BELOW FOR RECORDER

Witness my/our hand(s) this 25 day of October, 2018

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

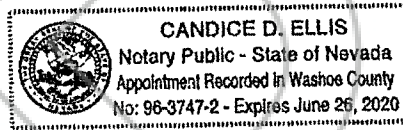
Darci Hendrix

By: Darci Hendrix, Its: Manager

STATE OF NEVADA
COUNTY OF Douglas

This instrument was acknowledged before me on 10-25-18,
By Darci Hendrix

Candice D. Ellis
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

PARCEL 1:

Unit No. 3, of Building 2, 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 Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association recorded April 30, 2018, as Document No. 2018-913638, Official Records, Douglas County, Nevada.

SPACE BELOW FOR RECORDER

1. APN: 1320-33-216-003

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: \$337,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$337,000.00
 Real Property Transfer Tax Due: \$ 1,314.30

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>grantor</i>
Signature	Capacity
SELLER (GRANTOR) INFORMATION	
(Required)	
Print Name: Jenuane Communities The Ranch, LLC	Print Name: <i>Kaminski-Khankhanian trust</i>
Address: 5400 Equity Ave.	Address: <i>2515 Bedford way</i>
City/State/Zip: Reno, NV 89502	City/State/Zip: <i>Carson City NV 89703</i>
COMPANY REQUESTING RECORDING	
Co. Name: First Centennial Title Company of NV	Escrow # 00240764-001
Address: 1450 Ridgeview Dr., Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

* John Richard Kaminski and Far naz Khankhanian, Trustees