

DOUGLAS COUNTY, NV
RPTT:\$1657.50 Rec:\$35.00
\$1,692.50 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2019-924747

01/18/2019 01:56 PM

APN#: 1319-19-210-003

Recording Requested By:
Western Title Company, LLC
Escrow No.: 101135-RTO

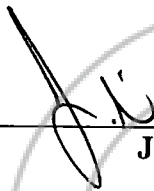
When Recorded Mail To:
Kenneth M. Burrows
PO Box 11375
Zephyr Cove, NV 89448

Mail Tax Statements to: (deeds only)
Same as above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature



Jared Wiss

Title Officer

Grant, Bargain, Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

A.P.N. 1319-19-210-003

RECORDING REQUESTED BY

National Closing Solutions
1436 Industrial Way, #6
Gardnerville, NV 89410

**WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN
BELOW, MAIL TAX STATEMENTS TO:**

Kenneth A Burrows
PO Box 11375
Zephyr Cove, NV 89448

Please complete Affirmation Statement below:

- I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030)
- I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law:

(State specific law)

Signature (Print name under signature)

Title

Order Number: P-300248

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **URSULA HINGORANI, LLC**, a Nevada limited liability company, who acquired title as **URSULA HINGORANI, LLC**, a Nevada corporation

In consideration of \$0.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Kenneth A Burrows, a married man, as his sole and separate property**

All that real property situated in the County of **Douglas** State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION

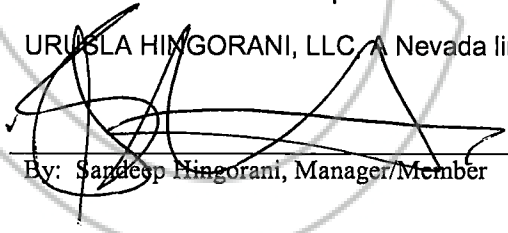
Address: 256 North Benjamin Drive, Stateline, NV 89449

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

Dated: January 10, 2019

Witness my hand this 10 day of January 2019.

URSULA HINGORANI, LLC A Nevada limited liability company


By: Sandeep Hingorani, Manager/Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of *California*)
County of *El Dorado*) ss.

On *January 16, 2019* before me, *Tambra Kelly Anderson*, Notary Public personally appeared *Sandeep Hingorani*

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE *Tambra Kelly Anderson*

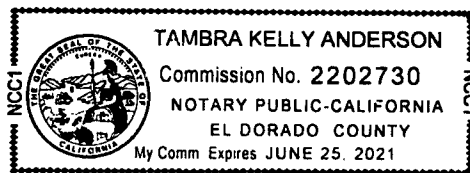


EXHIBIT "A"
LEGAL DESCRIPTION

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

Lot 3 of KINGSBURY VILLAGE SUBDIVISION, Unit No. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 12, 1963, as Document No. 23166

Assessor's Parcel Number(s):
1319-19-210-003

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1319-19-210-003

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 #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$425,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$425,000.00
 Real Property Transfer Tax Due: \$1,657.50

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 parties agree that 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 Title Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Ursula Hingorani LLC
 Address: PO Box 11035
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Kenneth A Burrows
 Address: PO Box 11378
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Kietzke Office
5390 Kietzke Ln Suite 101
 City/State/Zip: Reno, NV 89511

Esc. #: 101135-RTO