

DOUGLAS COUNTY, NV **2019-924988**
RPTT:\$1154.40 Rec:\$35.00
\$1,189.40 Pgs=3 **01/24/2019 02:39 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1320-33-219-001

Escrow No. 00241866 - 001 - 20
RPTT \$1,154.40
When Recorded Return to:
Arti Patel
1254 Concho 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

Arti Patel, an unmarried woman

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 24th day of January, 2019

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

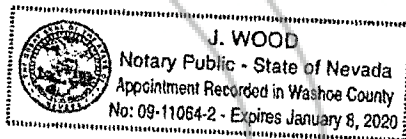
Darci Hendrix

By: Darci Hendrix, Its: Manager

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 1-24-19,
By Darci Hendrix

J. Wood
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

PARCEL 1:

Unit No. 1, of Building 5, 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 Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association recorded September 8, 2017, as Document No. 2017-903815 and the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association recorded March 2, 2018, as Document No. 2018-911107 and 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 and the Third Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association, Official Records, Douglas County, Nevada.

SPACE BELOW FOR RECORDER

1. APN: 1320-33-219-001

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: \$295,519.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$295,519.00
 Real Property Transfer Tax Due: \$ 1,154.40

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: Arti Patel
Address: 5400 Equity Ave.	Address: <u>1254 Concho Trail 2</u>
City/State/Zip: Reno, NV 89502	City/State/Zip: <u>Gardnerville NV 89910</u>
COMPANY REQUESTING RECORDING	
Co. Name: First Centennial Title Company of NV	Escrow # 00241866-001
Address: 1450 Ridgeview Dr., Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)