

A.P.N.: 1320-33-220-003
File No: 143-2559357 (mk)
R.P.T.T.: \$1,248.00

When Recorded Mail To: Mail Tax Statements To:
George M. Krumpotich, Trustee of the GMK
1256 Concho Trail 3
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Peter Hesse and Margaret S. Hesse, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

George M. Krumpotich, Trustee of the GMK L&C Declaration of Trust dated 1-11-2012

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

PARCEL 1:

**UNIT NO. 3, OF BUILDING 6, 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, OFFICIAL RECORDS, DOUGLAS COUNTY,
NEVADA.**

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 02/15/2019

COPY

Peter S. Hesse

Peter Hesse

Margaret S. Hesse

Margaret S. Hesse

See Attached

STATE OF
COUNTY OF

)
: ss.
)

This instrument was acknowledged before me on _____ by
Peter Hesse and Margaret S. Hesse.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
February 15, 2019 under Escrow No. **143-2559357**.

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 Santa Barbara }

On 2/28/2019 before me, Julie A Chewning Notary Public,

Date

(here insert name and title of the officer)

personally appeared Peter Hesse & Margaret S Hesse

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: Julie A Chewning (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Grant Bargain Sale Deed Number of Pages: _____

Document Date: 2/15/19 Other: Escrow # 143-2559357

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-33-220-003
- b) _____
- c) _____
- d) _____

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

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$320,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$320,000.00
- d) Real Property Transfer Tax Due \$1,248.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: [Signature]

Capacity: Agent

Signature: _____

Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Peter Hesse and Margaret S. Hesse
Address: 311 Pablo Lane
City: Nipomo
State: CA Zip: 93444

Print Name: George M. Krumpotich, Trustee of the GMK
Address: 1256 Concho Trail 3
City: Gardnerville
State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2559357 mk/ et
State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)