

DOUGLAS COUNTY, NV **2019-927761**  
RPTT:\$1107.60 Rec:\$35.00  
\$1,142.60 Pgs=2 **04/12/2019 08:24 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1320-33-223-001

Escrow No. 00243719 - 001 - 20  
RPTT 1,107.60  
When Recorded Return to:  
**Grantee**  
**1251 Concho Trail Unit I**  
**Gardnerville, NV 89410**  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,  
Jenuane Communities The Ranch, LLC, a Nevada Limited Liability Company

do(es) hereby Grant, Bargain, Sell and Convey to  
David F. Nicklin and Patricia Young-Nicklin, Trustee of the David Nicklin and Patricia Young-  
Nicklin Family Trust dated April 10, 2003

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

**PARCEL 1:**

Unit No. 1, of Building 9, 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:**

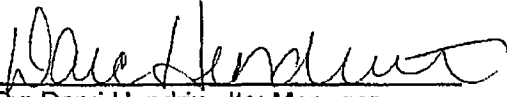
An undivided 1/41<sup>st</sup> interest as a tenant in common in the Common Elements. An exclusive  
right to use that portion of the Common Elements designated as Limited Common Elements on  
the Final Map, as granted in the Declaration of Covenants, Conditions, and Restrictions for  
Esplanade At The 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.

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

Signature and Notary Page attached hereto and made a part hereof

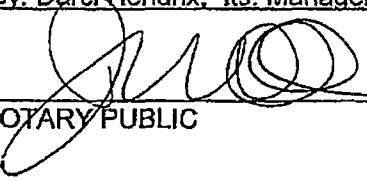
Witness my/our hand(s) this 11 day of April, 2019


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

  
By: Darci Hendrix, Its: Manager

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 4-11, 2019,  
by By: Darci Hendrix, Its: Manager

  
NOTARY PUBLIC

 J. WOOD  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 09-11064-2 - Expires January 8, 2020

1. APN: 1320-33-223-001

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: \$283,750.00

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_

Transfer Tax Value: \$283,750.00

Real Property Transfer Tax Due: \$ 1,107.60

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	Capacity <u>ESCROW</u>
Signature _____	Capacity _____
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: Jenuane Communities The Ranch, LLC	Print Name: <u>David F. Nicklin, and Patricia Young-Nicklin</u>
Address: 5400 Equity Ave.	Address: <u>1251 Concho Trail Unit 1</u>
City/State/Zip: Reno, NV 89502	City/State/Zip: <u>Gardnerville, NV 89410</u>

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00243719-001
Address: 1450 Ridgeview Dr., Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

*\* Young-Nicklin Family Trust dated April 10, 2003*