

DOUGLAS COUNTY, NV **2019-927792**  
RPTT:\$1222.65 Rec:\$35.00  
\$1,257.65 Pgs=2 **04/12/2019 02:00 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1320-33-226-001

Escrow No. 00240936 - 001 - 20  
RPTT 1,222.65  
When Recorded Return to:  
**William Nelson**  
1245 Concho Trail Unit 1  
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  
William Nelson, A single man

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

**Unit No. 1, of Building 12, 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.**

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 18 day of March, 2019

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

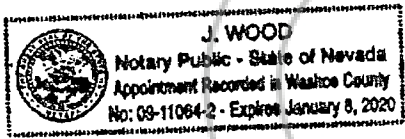
Darci Hendrix

By: Darci Hendrix, Its: Manager

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 3-18, 2019,  
by By: Darci Hendrix, Its: Manager

J. Wood  
NOTARY PUBLIC



1. APN: 1320-33-226-001

2. Type of Property:

- a)  Vacant Land  
c)  Condo/Twnhse  
e)  Apt. Bldg  
g)  Agricultural  
i)  Other \_\_\_\_\_
- b)  Single Fam. Res.  
d)  2-4 Plex  
f)  Comm'l/Ind'l  
h)  Mobile Home

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: \$313,410.00  
Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value: \$313,410.00  
Real Property Transfer Tax Due: \$ 1,222.65

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>W. Nelson</i>	Capacity <i>grantor</i>
Signature _____	Capacity _____
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: Jenuane Communities The Ranch, LLC	Print Name: William Nelson
Address: 5400 Equity Ave.	Address: 1245 Concho Trail Unit 1
City/State/Zip: Reno, NV 89502	City/State/Zip: Gardnerville, NV 89410

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00240936-001 -20
Address: 1450 Ridgeview Dr., Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)