

DOUGLAS COUNTY, NV **2019-930771**  
RPTT:\$1669.20 Rec:\$35.00  
\$1,704.20 Pgs=2 **06/21/2019 12:32 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1320-33-230-002

Escrow No. 00245367 - 001 - 20  
RPTT 1,669.20  
When Recorded Return to:  
**Tristan J. Manosh Brandi L. Manosh**  
**1236 Heybourne Road**  
**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,  
KDH Builders The Ranch, LLC, a Nevada Limited Liability Company

do(es) hereby Grant, Bargain, Sell and Convey to  
Tristan J. Manosh and Brandi L. Manosh, husband and wife as community property

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

**Lot 99, of the Final Map Planned Unit Development PD 04-008 HEYBOURNE  
MEADOWS (fka The Ranch at Gardnerville) Phase IIE, recorded July 24, 2018, as  
Document No. 2018-917168, 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 10<sup>th</sup> day of June, 2019

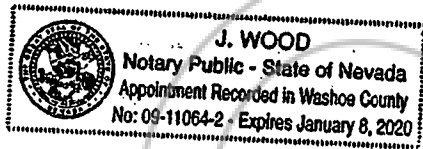
KDH Builders The Ranch, LLC, a  
Nevada Limited Liability Company

*Darci Hendrix*  
By: Darci Hendrix, Its: Manager

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 6-10, 2019,  
by By: Darci Hendrix, Its: Manager

*J. Wood*  
NOTARY PUBLIC



1. APN: 1320-33-230-002

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: \$428,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$428,000.00  
 Real Property Transfer Tax Due: \$ \$1,669.20

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 <u>Dave Henderson</u>	Capacity <u>Grantor</u>
Signature _____	Capacity _____
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: KDH Builders The Ranch, LLC	Print Name: Tristan J. Manosh <u>and Brandi L Manosh</u>
Address: 5400 Equity Ave.	Address: 1236 Heybourne Road
City/State/Zip: Reno, NV 89502	City/State/Zip: Gardnerville, NV 89410

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00245367-001
Address: 1450 Ridgeview Dr., Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)