

APN: 1320-33-223-003

Escrow No. 00246146 - 001 - 20
RPTT 1,388.40
When Recorded Return to:
Thomas F. Wuesthoff Catherine E. Wuesthoff
3845 Calle Mazatlan
Newbury Park, CA 91320
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
Thomas F. Wuesthoff and Catherine E. Wuesthoff, **husband and wife as joint tenants with
right of survivorship**

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

PARCEL 1:

Unit No. 3, 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 1/41st 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.

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

Witness my/our hand(s) this 8th day of July, 2019


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

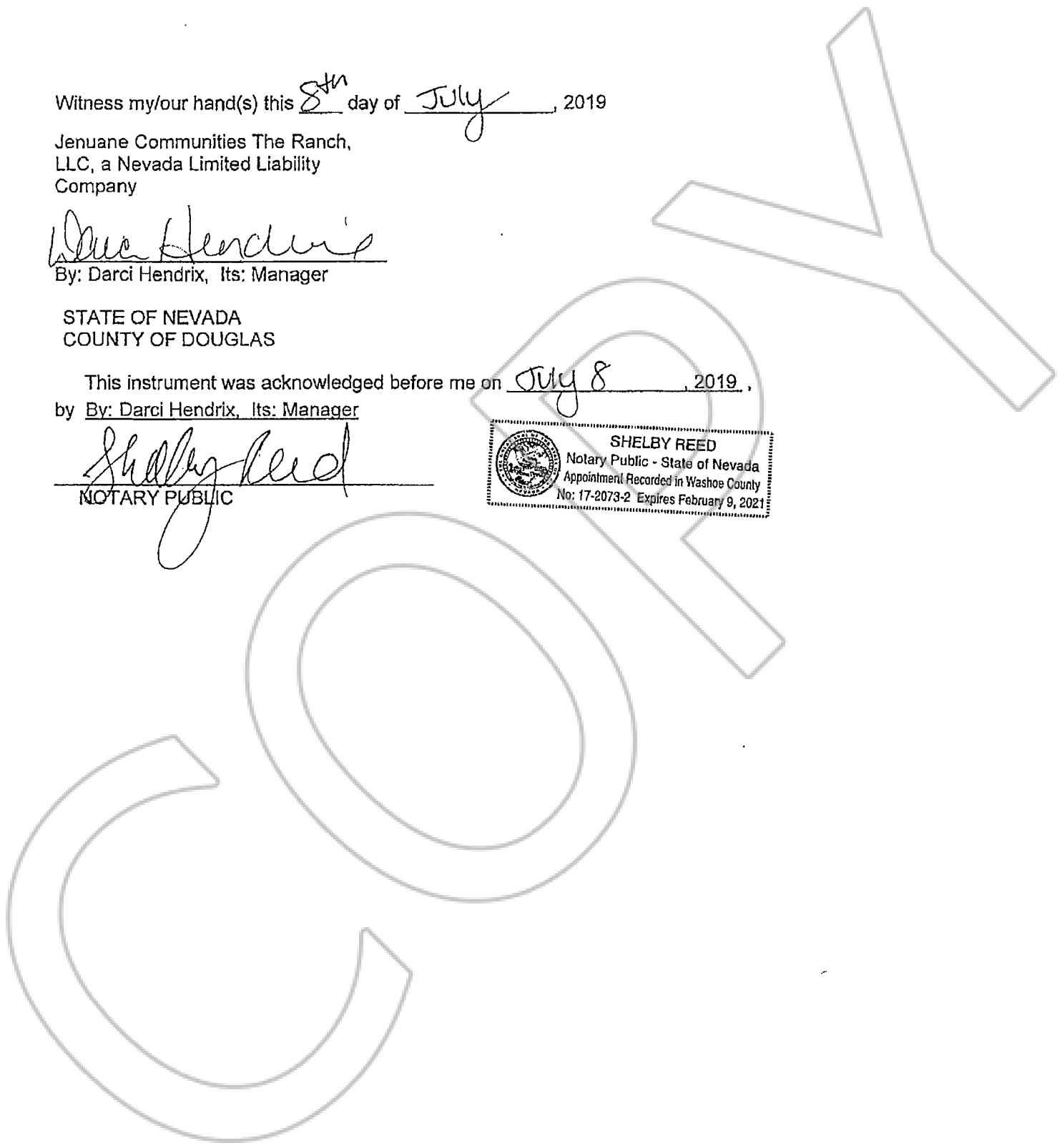
Darci Hendrix
By: Darci Hendrix, Its: Manager

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on July 8, 2019,
by By: Darci Hendrix, Its: Manager

Shelby Reed
NOTARY PUBLIC

 SHELBY REED
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 17-2073-2 Expires February 9, 2021



1. APN: 1320-33-223-003

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: \$355,999.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$355,999.00
 Real Property Transfer Tax Due: \$ 1,388.40

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____ 100 %
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>[Handwritten Signature]</u>	Capacity: <u>GRANTOR</u>
Signature: _____	Capacity: _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Jenuane Communities The Ranch, LLC	Print Name: Thomas F. Wuesthoff and Catherine E. Wuesthoff
Address: 5400 Equity Ave.	Address: 3845 Calle Mazatlan
City/State/Zip: Reno, NV 89502	City/State/Zip: Newbury Park, CA 91320
COMPANY REQUESTING RECORDING	
Co. Name: First Centennial Title Company of NV	Escrow # 00246146-001
Address: 1450 Ridgeview Dr., Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)