

APN: 1320-33-216-003  
RETURN RECORDED DEED TO:  
ALICIA G. JOHNSON, ESQ.  
JOHNSON LAW PRACTICE, PLLC  
611 Sierra Rose Drive, Ste. A  
Reno, NV 89511

GRANTEE/MAIL TAX STATEMENTS TO:  
JOHN RICHARD KAMINSKI and  
FARNAZ KHANKHANIAN, Trustees  
2515 Bedford Way  
Carson City, NV 89703

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on JULY 29, 2019, by and between JOHN RICHARD KAMINSKI and FARNAZ KHANKHANIAN, Trustees of THE KAMINSKI-KHANKHANIAN LIVING TRUST dated September 30, 2013, and any amendments thereto, grantor, and EAGLE VALLEY RENTAL LLC, a Nevada limited liability company, grantee,

WITNESSETH:

That the grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to them in hand paid by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantee, and to grantee's successors and assigns, all grantor's interest in that certain parcel of real property located in the City of Gardnerville, County of Douglas, State of Nevada, and more particularly described as follows:

(See, Exhibit "A" attached hereto and incorporated herein by this reference.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantee and to her successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.

DATED on 7/29/19, 2019.

THE KAMINSKI-KHANKHANIAN LIVING TRUST  
dated September 30, 2013 and any amendments thereto

John Richard Kaminski  
By: JOHN RICHARD KAMINSKI, Trustee

Farnaz Khankhanian  
By: FARNAZ KHANKHANIAN, Trustee

STATE OF NEVADA )  
: ss.  
COUNTY OF WASHOE )

On JULY 29, 2019, personally appeared before me, a notary public, JOHN RICHARD KAMINSKI and FARNAZ KHANKHANIAN, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document on behalf of said trust.

Virginia O'Sullivan  
NOTARY PUBLIC

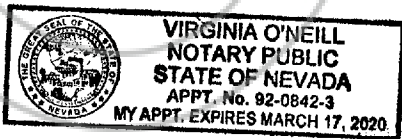


EXHIBIT "A"

All that certain parcel of real property situate in the City of Gardnerville, County of Douglas, State of Nevada, more particularly described as follows:

PARCEL 1:

Unit No. 3, of Building 2, 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 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, Official Records, Douglas County, Nevada.

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**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1320-33-216-003  
 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  
 Other

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: 8/9/19 ~A.B. Verified Trust

3.a. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: A transfer of title from a trust without consideration if certificate of trust is presented at the time of transfer

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 *John Richard Kaminski* Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Kaminski-KhankhanianLivingTrust  
 Address: 2515 Bedford Way  
 City: Carson City  
 State: NV Zip: 89703

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Eagle Valley Rental LLC  
 Address: 2515 Bedford Way  
 City: Carson City  
 State: NV Zip: 89703

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: JOHNSON LAW PRACTICE Escrow # \_\_\_\_\_  
 Address: 611 Sierra Rose Dr, Ste A  
 City: Reno State: NV Zip: 89511