

DOUGLAS COUNTY, NV  
RPTT:\$390.00 Rec:\$40.00  
\$430.00 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2020-941957**  
02/07/2020 01:24 PM

APN# : 1220-08-812-007  
RPTT: \$390.00

Recording Requested By:

Western Title Company

Escrow No.:

When Recorded Mail To:

Bowlin Built, LLC  
115 Tequilla Ct.  
Sparks, NV 89441

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature

*Gerrad C. Bowlin*

Gerrad C. Bowlin

Owner

**Grant, Bargain, and Sale Deed**

This document is being  
recorded as an  
accomodation only.

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

KB Enterprises, LLC, a Nevada Limited Liability Company

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Bowlin Built LLC

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 7 in Block A, as set forth on the Final Subdivision Map Planned Unit Development, PD 03-011, for ROCKY TERRACE, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 30, 2005, in Book 1105, Page 12654, Document No. 661875.


EXCEPTING THEREFROM those certain water rights as reserved in a Deed, recorded October 21, 2008, as Document No. 731678, Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 02/03/2020

KB Enterprises LLC, a Nevada Limited Liability Company

  
\_\_\_\_\_  
Joshua Kolbe, Managing Member


  
\_\_\_\_\_  
Gerrad C. Bowlin, Managing Member


STATE OF Nevada } ss

COUNTY OF Douglas  
This instrument was acknowledged before me on

February 7, 2020

By Joshua Kolbe.

  
\_\_\_\_\_  
Notary Public

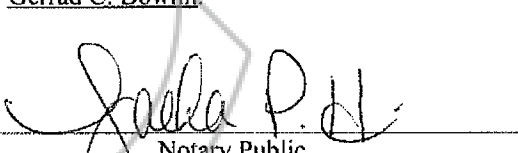
 **ANU JANSSE**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 03-80889-5 - Expires March 20, 2023


STATE OF Nevada } ss

COUNTY OF Douglas  
This instrument was acknowledged before me on

2/3/2020

By Gerrad C. Bowlin.

  
\_\_\_\_\_  
Notary Public

 **LAEHA P. HILL**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 16-1292-2 - Expires January 20, 2024

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-08-812-007

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**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$100,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$100,000.00  
 Real Property Transfer Tax Due: \$390.00

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 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 *David Bull* Capacity *Grantee*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: KB Enterprises, LLC, a Nevada Limited Liability Company  
 Address: 115 Tequilla Ct.  
 City: Sparks  
 State: NV Zip: 89441

Print Name: Bowlin Built, LLC  
 Address: 115 Tequilla Ct.  
 City: Sparks  
 State: NV Zip: 89441

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC, On behalf of Western Title Company Esc. #: \_\_\_\_\_  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)