

DOUGLAS COUNTY, NV **2020-945397**
RPTT:\$965.25 Rec:\$40.00
\$1,005.25 Pgs=3 **04/30/2020 10:47 AM**
NORTH AMERICAN TITLE NV RENO
KAREN ELLISON, RECORDER

APN: 1220-28-510-066

Escrow No.: 46001-20-00651
RPTT.: \$965.25

When recorded please mail to
and mail tax statements to:
K&B Clark Properties, LLC
748 S Meadows Pkwy, Ste A9-248
Reno, NV 89521

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH:

That Bruce Ambrust and Laurel Ambrust, husband and wife who acquired title as Bruce Ambrust, a married man sole and separate property, as the "Grantor,"

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

Do(es) hereby Grant, Bargain, and Sell to:

K & B Clark Properties, LLC, a Nevada limited liability company, as the "Grantee,"

the real property situated in the County of Douglas, State of Nevada, described as follows:


See Exhibit "A" attached hereto and by reference made a part hereof for the complete legal description.


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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Dated April 15, 2020


Bruce Ambrust


Laurel Ambrust

STATE OF NEVADA }
COUNTY OF Washoe }

This instrument was acknowledged before me on 4/28/2020, by
Bruce Ambrust and Laurel Ambrust


(Signature of notarial officer)

Signature page to Grant, Bargain, Sale Deed
File No. 46001-20-00651

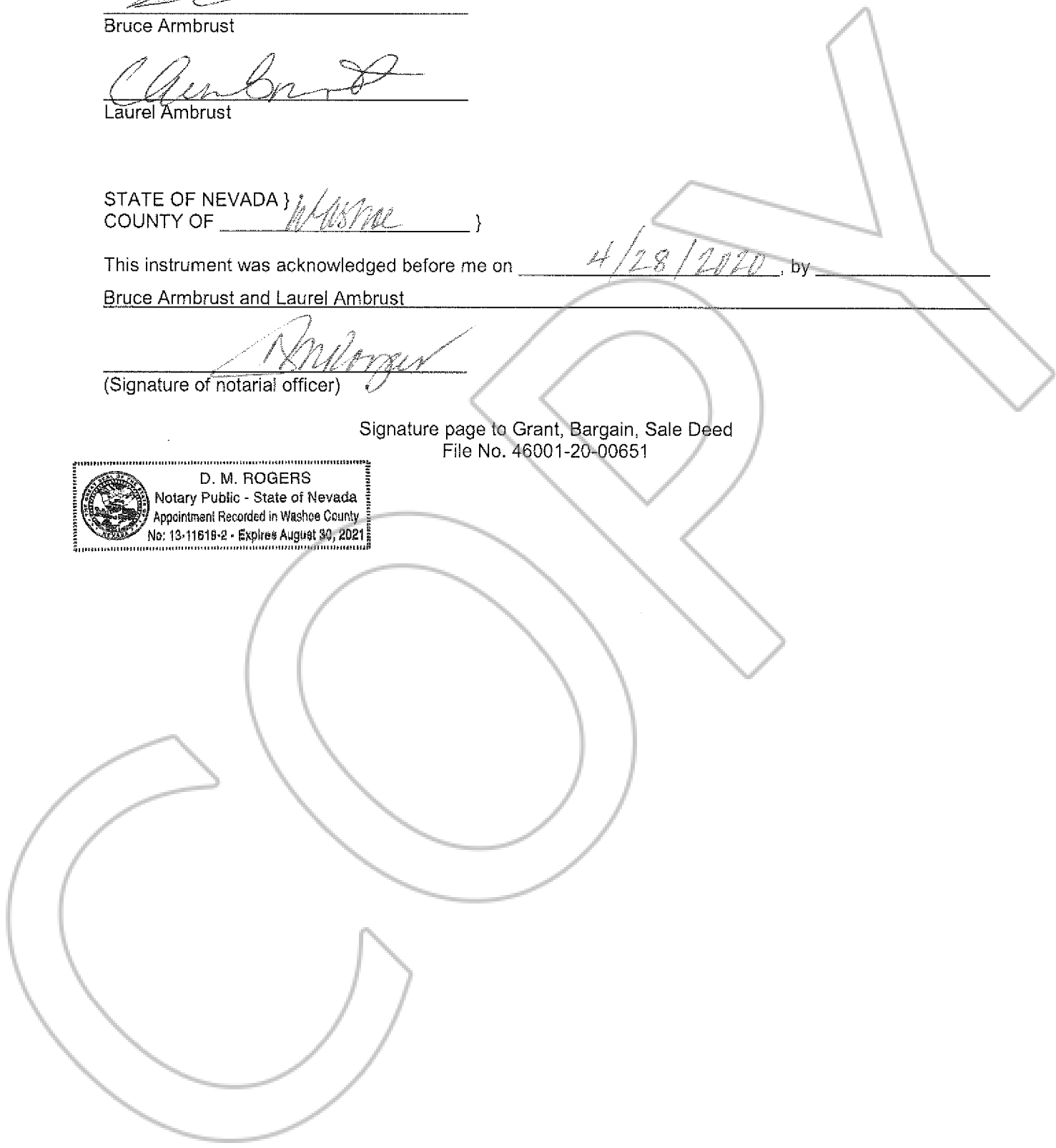
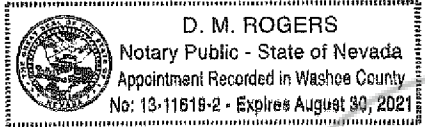
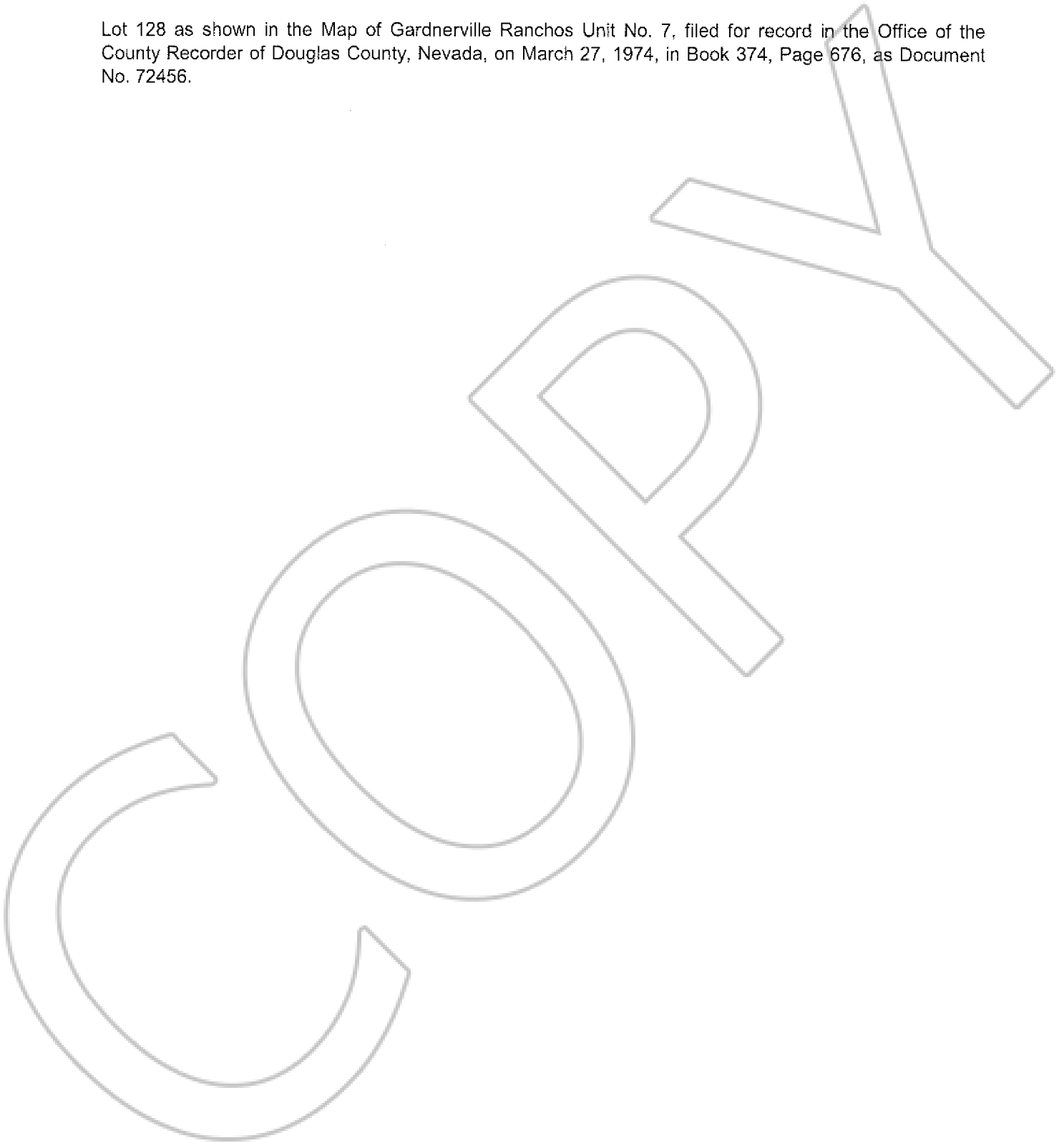


EXHIBIT "A"

Lot 128 as shown in the Map of Gardnerville Ranchos Unit No. 7, filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, Page 676, as Document No. 72456.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-28-510-066
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$247,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$247,500.00
 d. Real Property Transfer Tax Due: \$965.25

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: [Signature] Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Bruce Armbrust and Laurel Armbrust</u>	Print Name: <u>K & B Clark Properties, LLC</u>
Address: <u>587 Lisa Lane</u>	Address: <u>748 S Meadows Pkwy., Ste A9-248</u>
City: <u>Gardnerville</u>	City: <u>Reno</u>
State: <u>NV</u> Zip: <u>89460</u>	State: <u>Nevada</u> Zip: <u>89521</u>

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: North American Title Company Esc. #: 46001-20-00651
 Address: 520 Hammill Lane
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED