

DOUGLAS COUNTY, NV
RPTT:\$7371.00 Rec:\$40.00
\$7,411.00 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2020-952757

09/17/2020 01:23 PM

WHEN RECORDED MAIL TO:
Lafamilia Ranch LLC
2620 Regatta Drive, Suite 102
Las Vegas, NV 89128

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2004805-RLT

The undersigned 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)

APN No.: 1219-36-001-003
R.P.T.T. \$7,371.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That James M. Kingzett and Alexandria R. Kingzett, Co-Trustees for The 2006 Kingzett Family Trust

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Lafamilia Ranch LLC , a Nevada Limited-Liability Company

all that 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

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

James M. Kingzett and Alexandria R. Kingzett, Co-Trustees for The 2006 Kingzett Family Trust


James M. Kingzett, Co-Trustee


Alexandria R. Kingzett, Co-Trustee

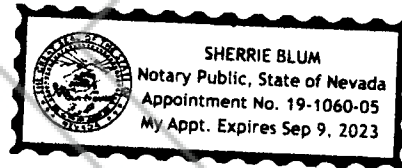
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, September 17, 2020
by James M. Kingzett and Alexandria R. Kingzett, Co-Trustees for The 2006 Kingzett Family Trust


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02004805.



**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Parcel 1-B as set forth on Parcel Map #1 for Marjorie Webster Williams Trust, et al, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 17, 1993, in Book 1293, Page 3653, as Document No. 325266.

Together with all that portion of Parcels 2-A and 2-B as shown on Parcel Map #3 for Marjorie Webster Williams Trust, Dorothy Lundblad Trust, Alberta Lewallen Trust, filed for record in Book 1294 at Page 4378 as Document No. 353450, Official Records of Douglas County, Nevada, further described as follows:

Commencing at the Southwest corner of said Parcel 2-B, as shown on the aforesaid Parcel Map which point is the TRUE POINT OF BEGINNING; Thence along the Westerly line said Parcels 2-B and 1-B.

North 19°29'27" East a distance of 761.03 feet; Thence leaving said Westerly line South 08°20'00" West a distance of 842.43 feet to a point on the Southerly line of said Parcel 2-B; Thence along said line North 48°37'37" West, a distance of 175.67 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

An exclusive easement for ingress and egress and equestrian as shown in document recorded May 3, 1996 in Book 596, Page 674 as Document Number 387017.

APN: 1219-36-001-003

Note: Document No. 451620 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1219-36-001-003
 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
 i. Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 1,890,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 1,890,000.00
 d. Real Property Transfer Tax Due: \$ 7,371.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 _____ Capacity Grantor
 Signature _____ Capacity Grantor

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

Print Name: James M. Kingzett and Alexandra Kingzett, Co-Trustees for The 2006 Kingzett Family Trust
 Address: 310 Foothill Rd
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: Lafamilia Ranch LLC, a Nevada Limited Liability Co.
 Address: 2670 Regatta Dr #108
 City: Las Vegas
 State: NV Zip: 89128

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02004805-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED