

DOUGLAS COUNTY, NV **2022-986211**
RPTT:\$1517.10 Rec:\$40.00
\$1,557.10 Pgs=3 **06/10/2022 02:36 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1319-30-642-003
R.P.T.T.: \$1,517.10
Escrow No.: 22028257-DR
When Recorded Return To:
Monica Ann Hensley
2026 E. Corneliuson Drive
Fresno, CA 93720

Mail Tax Statements to:
Monica Ann Hensley
2026 E. Corneliuson Drive
Fresno, CA 93720

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Kamehame Group, LLC a California limited liability company

do(es) hereby Grant, Bargain, Sell and Convey to

Monica Ann Hensley, a married woman, as her sole and separate property

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 1st day of June, 2022.

Kamehame Group, LLC a California limited liability company

BY: [Signature]
Michael Blank, Member

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 1st day of June, 2022 by Michael Blank, as Member of Kamehame Group, LLC a California limited liability company.

[Signature]
Notary Public

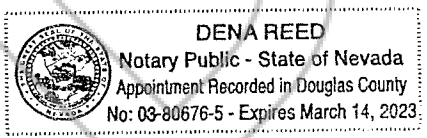


EXHIBIT A

Unit 3, as set forth on the Condominium Map of Lot 20, Tahoe Village Unit No. 3, filed for record June 2, 1980, as Document No. 44975, Official Records of Douglas County, State of Nevada.

Together with an undivided 1/8th interest in and to those portions designated as Common Areas as set forth on the Condominium Map of Lot 20, Tahoe Village Unit No. 3, filed for record June 2, 1980, as Document No. 44975, Official Records of Douglas County, State of Nevada.

APN: 1319-30-642-003

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-642-003
 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: \$389,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$389,000.00
 d. Real Property Transfer Tax Due: \$1,517.10

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>Kamehame Group, LLC a California limited liability company</u>	Print Name: <u>Monica Ann Hensley</u>
Address: <u>PO Box 10193</u>	Address: <u>2026 E. Corneliuson Drive</u>
City: <u>Zephyr Cove</u>	City: <u>Fresno</u>
State: <u>NV</u> Zip: <u>89448</u>	State: <u>California</u> Zip: <u>93720</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22028257-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703