

A.P.N. No.:	1320-33-228-002
R.P.T.T.	
File No.:	
Recording Requested By:	
The MRE Family Trust	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
The MRE Trust	
1247 Cinch Trail, Unit 2	
Gardnerville, NV 89410	



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **MRE, LLC, a Nevada Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Melanie Louise Hensley Trustee of The MRE Trust dated November 16, 2022**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues, or profits thereof.

Dated: December 13, 2022

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

MRE, LLC, a Nevada Limited Liability Company

Melanie L. Hensley
By: Melanie Hensley, Managing Member

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 13 day of December, 2022
By: By: Melanie Hensley, Managing Member

Signature: Cynthia Haggard
Notary Public

My Commission Expires: 3/12/2025



EXHIBIT "A" LEGAL DESCRIPTION

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

Parcel 1:

Unit No. 2, of Building 14, as shown on the FINAL SUBDIVISION MAP LDA 15-020, ESPLANADE AT THE RANCH, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 7, 2017, as Document No. 2017-906665, Official Records, and Amended by Certificate of Amendment recorded November 9, 2017, as Document No. 2017-906767, Official Records.

Parcel 2:

An undivided 1141st interest as a tenant in common in the Corrimon 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 Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association recorded September 8, 2017, as Document No. 2017-903815 and the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association recorded March 2, 2018, as Document No. 2018-911107 and 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 and the Third Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association, Official Records, Douglas County, Nevada.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-33-228-002
 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: <u>Trust OK.</u>	

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 1
 b. Explain Reason for Exemption: Transfer into Trust without consideration

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 Melanie L. Hensley Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 MRE; LLC
 Print Name: Melanie L. Hensley
 Address: 321 Charles
 City: Stahelnce
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 MRE-TRUST
 Print Name: Melanie L. Hensley
 Address: 1247 Camp Trail Unit 2
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____