DOUGLAS COUNTY, NV

RPTT:\$2991.30 Rec:\$40.00

\$3,031.30 Pgs=2 2023-1002445

11/17/2023 03:10 PM

FIRST AMERICAN TITLE SPARKS SHAWNYNE GARREN, RECORDER

A.P.N.:

1320-33-110-018

File No:

125-2666650 (JP)

R.P.T.T.:

\$2,991.30

When Recorded Mail To: Mail Tax Statements To: Bradley J. Bilderback and Sheela A. Bilderback 1226 Spur Way Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

TL Kingsbury Estates, L.P., a California limited partnership

do(es) hereby GRANT, BARGAIN and SELL to

Bradley J. Bilderback and Sheela A. Bilderback, husband and wife as joint tenants

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

PARCEL 1:

LOT 51 AS SHOWN ON FINAL SUBDIVISION MAP A PLANNED UNIT DEVELOPMENT AS MODIFIED UNDER PD 04-008-4 FOR HEYBOURNE MEADOWS PHASE IIIA, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON NOVEMBER 19, 2021, AS INSTRUMENT NO. 2021-977368, OFFICIAL RECORDS.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE STREETS AND COMMON AREAS AS SHOWN AND DELINEATED ON SAID MAP.

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.
- Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TL Kingsbury Estates, L.P., a California limited partnership By: TL Management, Inc., a California corporation Its: General Partner Title: Authorized Signor STATE OF : ss. COUNTY OF This instrument was acknowledged before me on JOANNA PARKER Notary Public - State of Nevada Appointment Recorded in Washoe County Notary Public

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed

(My commission expires:

03-83998-2 - Expires: July 19, 2027

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Numb	er(s)	•					
a)	1320-33-110-018						(\
b)							1	l
c)_								\ \
d).								\ \
2.	Type of Property							\ \
ے. a)	Vacant Land	b) x	Single Fam. Res.	FOF	REC	ORDER	S OPTI	ONAL USE
•	Condo/Twnhse	d) [2-4 Plex	Book	1	The second name of the second	Page:	7 7
c)		· =					-	-
e)	Apt. Bldg.	f) [Comm'l/Ind'l	Date	of Re	cording:		\
g)	Agricultural	h)	Mobile Home	Note	s:			
i)	Other					1		1
3.	a) Total Value/Sales P	rice of P	roperty:	_	\$70	66,995.0	00	794
	•				1			
	b) Deed in Lieu of For	eciosure	Only (value of pr	operty)	(_\$	\leftarrow)
	c) Transfer Tax Value:				\$7	66,995.0	00	
	d) Real Property Trans	sfer Tax	Due	Marine Control	\$2	,991.30		
4.	If Exemption Claim	ed:		The Parket				
	a. Transfer Tax Exem	ntion n	er 375.090. Sectio	n:				
	b. Explain reason for		The state of the s	" -	7	£		
	D,					<u> </u>		
5.	Partial Interest: Perce	ntage be	eing 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	ı can be herein	supported by do Furthermore th	cumenta e narties	ITION IT	called that	ipon to s disallowa	substantiate
claii	med exemption, or oth	ier d è te	rmination of addi	tional ta	x due,	, may re	esult in a	penalty of
10%	6 of the tax due plus ir	nterøst a	it 1% per month.	Pursua	nt to f	NRS 375	.030, the	Buyer and
	er shall be jointly and s	everally	liable for any add			: owed/	-/^	
Sigr	nature:			Capaci	ty:			
Sigr	nature:	\subseteq		Capaci	-	(
Name and Address of the Owner, where the Owner, which is the Ow	SELLER (GRANTOR)	INFOR	MATION /	BUYE	<u>R (G</u>			<u>RMATION</u>
	(REQUIF	(ED)				(REQU Bradle)		rback and
Prin	t Name: TL Kingsbury	/ Estates	s, L.P.	Print N	lame:	Sheela	A. Bilder	rback
Add	lress: 3500 Douglas	Blvd., S	uite 270	Addres	ss: _	1226 Sp	ur Way	
City	: Roseville			City:	Gard	nerville		
Stat	te: CA	Zip:	95661	State:	NV		Zip:	89410
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)								
	First American	ı Title In	surance					
	t Name: Company	Cuite 3	20	File Nur	mber:	125-266	6650 JP,	/ dm
75	lress <u>4860 Vista Blvd,</u>	Suite 20	JU	State:	NI\/		7in: 90	436
City	: Sparks	ECOPD	THIS FORM MAY			\/MTCDC	_Zip: <u>89</u>	
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)								