

A.P.N.: 1320-33-110-035
File No: 125-2660353 (JP)
R.P.T.T.: \$2,340.00

When Recorded Mail To: Mail Tax Statements To:
Grantee
910 Carriage Court
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

Honorato L. Teixeira and Maria L. Teixeira, Trustees of the Teixeira Family Trust dated
June 25, 2021

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

PARCEL 1:

**LOT 74 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.
2. 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

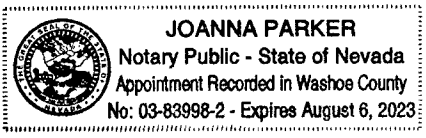
Its: General Partner

By: [Signature]
Name: Ray Timothy Lewis
Title: Authorized Signor

STATE OF Nevada)
COUNTY OF Washoe) ss.

This instrument was acknowledged before me on 2/10/22, 2022 by Ray Timothy Lewis

[Signature]
Notary Public
(My commission expires: 8/6/23)



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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-33-110-035
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$600,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$600,000.00
- d) Real Property Transfer Tax Due \$2,340.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being 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 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: Agent

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: TL Kingsbury Estates, L.P.

Print Name: Honorato L. Teixeira and Maria L. Teixeira, Trustees

Address: 3500 Douglas Blvd., Suite 270

Address: 910 Carriage Court

City: Roseville

City: Gardnerville

State: CA Zip: 95661

State: NV Zip: 89410

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

Print Name: First American Title Insurance Company

File Number: 125-2660353 JP/ JP

Address: 4860 Vista Blvd, Suite 200

City: Sparks

State: NV Zip: 89436

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)