

DOUGLAS COUNTY, NV  
RPTT:\$2691.00 Rec:\$40.00  
\$2,731.00 Pgs=3

**2024-1004605**

**02/09/2024 10:15 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1420-05-444-016  
R.P.T.T.: \$2,691.00  
Escrow No.: 23038013-SUB  
When Recorded Return To:  
Kenneth Hendrix and Darci Hendrix  
5340 Bellazza Court  
Reno, NV 89519

Mail Tax Statements to:  
Kenneth Hendrix and Darci Hendrix  
5340 Bellazza Court  
Reno, NV 89519

SPACE ABOVE FOR RECORDER'S USE

### **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**JC VALLEY KNOLLS, LLC, a Nevada Limited Liability Company**

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

**Kenneth Hendrix and Darci Hendrix, husband and wife, as joint tenants with right of survivorship**

all that real property situated in the City of Carson City, 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.

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 23038013-SUB

Dated this 11<sup>th</sup> day of February, 2024.

JC VALLEY KNOLLS, LLC

BY: Darci Hendrix  
Darci Hendrix, Manager

STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on this 11<sup>th</sup> day of February, 2024, by Darci Hendrix, Manager of JC VALLEY KNOLLS, LLC, a Nevada Limited Liability Company.

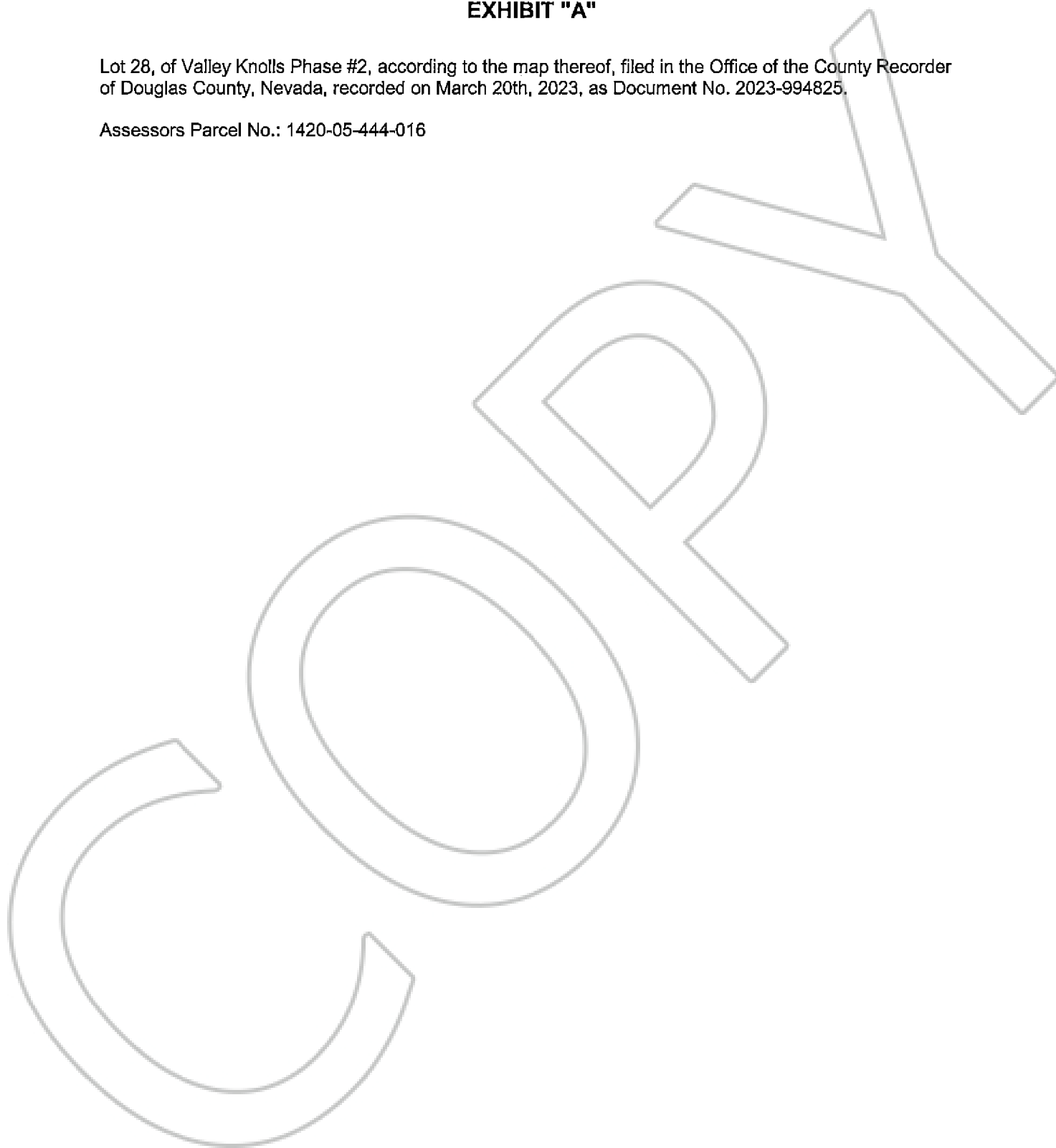
[Signature]  
Notary Public

 KATHARINE HOLDERFIELD  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 05-96338-2 - Expires April 10, 2025

**EXHIBIT "A"**

Lot 28, of Valley Knolls Phase #2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on March 20th, 2023, as Document No. 2023-994825.

Assessors Parcel No.: 1420-05-444-016



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-05-444-016  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:

a) <input checked="" type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Sgl. Fam. Residence
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other: _____	

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument No.: \_\_\_\_\_  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sale Price of Property:	<u>\$689,834.00</u>
b. Deed in Lieu of Foreclosure Only (value of property)	<u>(\$0.00)</u>
c. Transfer Tax Value:	<u>\$689,834.00</u>
d. Real Property Transfer Tax Due:	<u>\$2,691.00</u>

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: Darci Hendrix Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

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

Print Name: <u>JC VALLEY KNOLLS, LLC</u>	Print Name: <u>Kenneth Hendrix and Darci Hendrix</u>
Address: <u>5400 Equity Ave</u>	Address: <u>5340 Bellazza Court</u>
City: <u>Reno</u>	City: <u>Reno</u>
State: <u>NV</u> Zip: <u>89502</u>	State: <u>Nevada</u> Zip: <u>89519</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23038013-SUB  
 Address: 1450 Ridgeview Dr, Ste 100  
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED