

A.P.N.:            1320-33-110-043  
File No:          121-2673746 (JP)  
R.P.T.T.:         \$2,568.15

When Recorded Mail To: Mail Tax Statements To:  
Glenn Billingham and Patty Billingham  
1211 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

Glenn Billingham and Patty Billingham, husband and wife as community property with  
right of survivorship

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

**Parcel 1:**

**Lot 66 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

  
\_\_\_\_\_  
Jay Timothy Lewis, President

STATE OF NEVADA            )  
                                      : ss.  
COUNTY OF WASHOE        )

This instrument was acknowledged before me on 6/25/24 by  
**Jay Timothy Lewis, President**.

  
\_\_\_\_\_  
Notary Public  
(My commission expires: 7/19/27)

 **JOANNA PARKER**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
03-83998-2 - Expires: July 19, 2027

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1320-33-110-043  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$658,071.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$658,071.00  
 d) Real Property Transfer Tax Due \$2,568.15

**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: [Signature]  
 Signature: \_\_\_\_\_

Capacity: Agent  
 Capacity: \_\_\_\_\_

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

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

Print Name: TL Kingsbury Estates, L.P.  
 Address: 3500 Douglas Blvd., Suite 270  
 City: Roseville  
 State: CA      Zip: 95661

Print Name: Glenn Billingham and  
Patty Billingham  
 Address: 1211 Spur Way  
 City: Gardnerville  
 State: NV      Zip: 89410

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

Print Name: First American Title Insurance  
Company  
 Address: 5470 Kietzke Lane, Ste 230  
 City: Reno

File Number: 121-2673746 JP/ dm  
 State: NV      Zip: 89511-2043

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