DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00

2024-1010450

\$40.00

Pgs=4

07/29/2024 01:40 PM

FIRST AMERICAN TITLE SPARKS SHAWNYNE GARREN, RECORDER

E03

APN# 1320-33-	10-041
Recording Requested	
Name:	First American Title Insurance
	Company
Address:	5470 Kietzke Lane, #230
City/State/Zip:	Reno, NV 89511
Order Number:	121-2674895-JP
* *	
•	
	Re-record GBS Deed to correct vesting
	verbiage Doc #2024-1009632
	(for Recorder's use only)
	(Title of Document)
	_ \\
	Recorder Affirmation Statement
	Please complete Affirmation Statement below:
<del></del>	
	d hereby affirm that the attached document, including any exhibits, hereby submitted
for recording does not	contain the social security number of any person or persons. (Per NRS 239B.030)
/	
/	-OR-
_ /	
	d hereby affirm that the attached document, including any exhibits, hereby submitted
	ntain the social security number of a person or persons as required by
law: (Per NRS 239)	B.030)
Dell !	$\langle A() \rangle \langle A_2 \rangle$
Dale se	well (in a)
Signature $O$	Title
Danette S McLauc	hlin
Print Signature	
	ovide additional information required by NRS 111.312 Sections 1-2
and NRS 239B.030 Se	ection 4.
	1 )
	(Additional recording fee applies)

DOUGLAS COUNTY, NV

2024-1009632

RPTT:\$2628.60 Rec:\$40.00 \$2,668.60 Pgs=2

07/01/2024 03:14 PM

FIRST AMERICAN TITLE SPARKS
SHAWNYNE GARREN, RECORDER

A.P.N.:

1320-33-110-041

File No:

121-2674895 (JP)

R.P.T.T.:

\$2,628.60

When Recorded Mail To: Mail Tax Statements To: Drew Aguilar and Charleen Aguilar 1215 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

Drew Aguilar and Charleep Aguilar, husband and wife as joint tenants

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

### Parcel 1:

Lot 68 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 lights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

### Sylbject to

All general and special taxes for the current fiscal year.

Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record. A.P.N.:

1320-33-110-041

File No:

121-2674895 (JP)

R.P.T.T.:

\$2,628.60

When Recorded Mail To: Mail Tax Statements To: Drew Aguilar and Charleen Aguilar 1215 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

Drew Aguilar and Charleen Aguilar, 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 68 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 Jay Timothy Lewis, President STATE OF **NEVADA** : ss. **COUNTY OF** WASHOE This instrument was acknowledged before me on Jay Timothy Lewis, President. by JOANNA PARKER Notary Public - State of Nevada Notary Publi Appointment Recorded in Washoe County (My commission expires: 03-83998-2 - Expires: July 19, 2027

# STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)	( )	
a)_	1320-33-110-041	\ \	
b)_		\ \	
c)_		\ \	
u)_	M. M. P	\ \	
2.	Type of Property		
a)	Vacant Land b) x Single Fam. Res.	FOR RECORDERS OPTIONAL USE	
c)	Condo/Twnhse d) 2-4 Plex	Book Page:	
e)	Apt. Bldg. f) Comm'l/Ind'l	Date of Recording:	
g)	Agricultural h) Mobile Home	Notes: SG- Value paid on prior sa	
i)	Other		
3.	a) Total Value/Sales Price of Property:	\$673,900.00	
	b) Deed in Lieu of Foreclosure Only (value of pro	perty) (_\$)	
	c) Transfer Tax Value:	\$0.00	
	d) Real Property Transfer Tax Due	\$0.00	
4.	If Exemption Claimed:	\ / /	
	a. Transfer Tax Exemption, per 375.090, Section	<sub>1</sub> : 3	
	b. Explain reason for exemption: re-record GBS		
	#2024-1009632 w/no 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			
info	rmation and helief, and can be supported by doc	umentation if called upon to substantiate	
the	rmation and belief, and can be supported by doc information provided herein. Furthermore, the	parties agree that disallowance of any	
clair	med exemption, or other determination of additi	onal tax due, may result in a penalty of	
Selle	6 of the tax due plus interest at 1% per month, er shall be joi <u>ntly a</u> nd s <u>ev</u> erally liable for any addi	Pursuant to NRS 375.030, the Buyer and	
	nature:	Capacity: Black	
	nature:	Capacity:	
SELLER (GRANTOR) INFORMATION		BUYER (GRANTEE) INFORMATION	
	(REQUIRED)	(REQUIRED)	
Prin	t Name: _TL Kingsbury Estates, L.P.	Drew Aguilar and Charleen Print Name: Aguilar	
	ress: 3500 Douglas Blvd., Suite 270	Address: 1215 Spur Way	
City	: Roseville	City: Gardnerville	
Stat	· · · · · · · · · · · · · · · · · · ·	State: NV Zip: 89410	
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)			
D	First American Title Insurance	File Number 121 267400F 357 4	
Print Name: Company File Number: 121-2674895 JP/ dm Address 5470 Kietzke Lane, Ste 230			
City		State: NV Zip:89511-2043	
No.	(AS A PUBLIC RECORD THIS FORM MAY E		