

A.P.N.: 1320-32-510-013
File No: 121-2672331 (JP)
R.P.T.T.: \$2,964.00

When Recorded Mail To: Mail Tax Statements To:
Jenny Marie Hendricks
1181 Silver Dollar Circle
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

Jenny Marie Hendricks, Trustee of The Jenny M. Hendricks Trust dated November 8,
2003

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

Parcel 1:

Lot 173 as shown on the final subdivision map a planned unit development as modified under PD 04-008-4 for HEYBOURNE MEADOWS PHASE IIIIB, recorded in the Office of the Douglas County Recorder, State of Nevada, on December 22, 2022, as Instrument No. 2022-992648 and amended by that certain Certificate of Amendment recorded September 06, 2023 as Instrument No. 2023-1000224, Official Records.

Parcel 2:


An easement for ingress and egress 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.

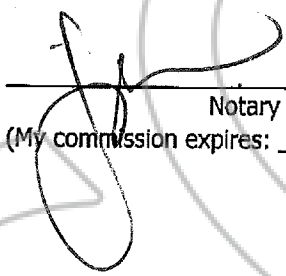
TL Kingsbury Estates, L.P., a California limited partnership
By: TL Management, Inc., a California corporation
Its: General Partner




Jay Timothy Lewis, President

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **WASHOE**)

This instrument was acknowledged before me on 8/27/2024 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) 1320-32-510-013
 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: \$759,603.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$759,603.00
 d) Real Property Transfer Tax Due \$2,964.00

4. If Exemption Claimed:

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

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 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: Jenny Marie Hendricks, Trustee
 Address: 1181 Silver Dollar Circle
 City: Gardnerville
 State: NV Zip: 89410

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

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

File Number: 121-2672331 JP/ JP
 State: NV Zip: 89511-2043

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