

DOUGLAS COUNTY, NV **2024-1011919**  
RPTT:\$1657.50 Rec:\$40.00  
\$1,697.50 Pgs=3 **09/09/2024 10:07 AM**  
TICOR TITLE - CC (NVTH3K)  
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1420-07-722-033

Order No.: TTR2402408-DKC

**WHEN RECORDED MAIL TO and MAIL  
TAX STATEMENTS TO:**

Holm Development, LLC a Nevada limited  
liability company  
994 Dorsey Drive  
Incline Village, NV 89451

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

R.P.T.T \$1,657.50

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Harry Raymond Kimbrough, Jr., Trustee or his successors in interest, under the  
Kimbrough Living Trust, dated May 23, 2022 and any amendments thereto,**

do(es) hereby GRANT, BARGAIN AND SELL to

**Holm Development, LLC Series E, a Nevada limited liability company**

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"  
ATTACHED HERETO AND MADE A PART HEREOF.

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.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR  
GRANT BARGAIN SALE DEED**

Dated: 9/7/24

The Kimbrough Living Trust

BY: *Harry Raymond Kimbrough, Jr.*  
Harry Raymond Kimbrough, Jr.  
Trustee

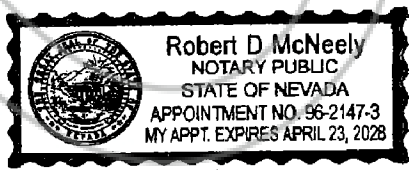
State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 7 day of SEPTEMBER  
2024, by Harry Raymond Kimbrough, Jr.

*Robert D McNeely*  
Notary Public

[SEAL]



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 1420-07-722-033**

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

**PARCEL 1:**

Lot 43 as shown on the official plat of The Cottages at Indian Hills, Phase 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 30, 2009 in Book 0609, Page 9366, as File No. 746279, Official Records.

**PARCEL 2:**

Private Access Easement as set forth in Declaration of Covenants, Conditions and Restrictions of The Cottages at Indian Hills by document recorded June 30, 2009, in Book 609, Page 9367, as File No. 746280, Official Records, Douglas County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)  
 a. 1420-07-722-033  
 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  
 Other \_\_\_\_\_

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

3. a. Total Value/Sales Price of Property      \$ 425,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value:                              \$ 425,000.00  
 d. Real Property Transfer Tax Due              \$ 1,657.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section NONE  
 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 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 *Harry Raymond Kimbrough, Jr.*      Capacity: Grantor  
 Signature \_\_\_\_\_      Capacity: Grantee

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

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

Print Name: Harry Raymond Kimbrough, Jr., Trustee or his successors in interest, under the Kimbrough Living Trust, dated May 23, 2022 and any amendments thereto  
 Address: 2945 Santos Ln #1714  
 City: Walnut Creek  
 State: CA                                      Zip: 94597

Print Name: Holm Development, LLC a Nevada limited liability company  
 Address: 994 Dorcey Drive  
 City: Incline Village  
 State: NV                                      Zip: 89451

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

Print Name: Ticor Title of Nevada, Inc.  
 Address: 307 West Winnie Lane, Suite 1  
 City: Carson City

Escrow # TTR2402408  
 State: NV                                      Zip: 89703