

DOUGLAS COUNTY, NV **2015-868639**
RPTT:\$1064.70 Rec:\$15.00
\$1,079.70 Pgs=2 **08/25/2015 09:54 AM**
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Chana E. Edwards

1361 Chichester Drive
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
Chana E. Edwards
1361 Chichester Drive

Gardnerville, NV 89410

Escrow No. N1500652-WD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-33-816-065
R.P.T.T. \$1,064.70

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Duncan Leao and Katie Leao, Husband and Wife, as Joint Tenants

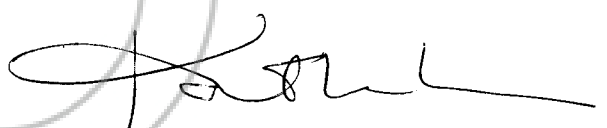
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Chana E. Edwards, A married woman, as her sole and separate property

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.



Duncan Leao

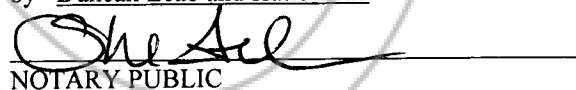
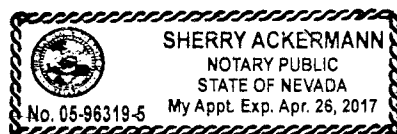


Katie Leao

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , July 30, 2015
by Duncan Leao and Katie Leao


NOTARY PUBLIC

Escrow No. N1500652-WD

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 18, Block B, as set forth on Final Subdivision Map No. 1006-11 for CHICHESTER ESTATES, PHASE 11, filed in the Office of the County Recorder of Douglas County, Nevada and recorded on December 27, 2002 in Book 1202, at Page 12732, as Document No. 562225, and by Certificate of Amendment recorded March 27, 2003 in Book 0303 at Page 13037 as Document No. 0571430.



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-33-816-065
- 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 273,000.00

Transfer Tax Value \$273,000.00

Real Property Transfer Tax Due: \$1,064.70

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 %

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] Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: <u>Duncan & Katie Leao</u>	Print Name: <u>Chana E. Edwards</u>
Address: <u>2163 Court Side Circle</u>	Address: <u>1361 Chichester Drive</u>
<u>Carson City, NV 89703</u>	<u>Gardnerville, NV 89410</u>
City, State, Zip	City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Northern Nevada Title Company Escrow #: N1500652-WD

Address: 1483 Highway 395, Suite B

City, State, Zip: Gardnerville, NV 89410