

A.P.N.: 1321-29-002-021
File No: 143-2544276 (NF)
R.P.T.T.: \$776.10

When Recorded Mail To: Mail Tax Statements To:
Michael A. Leandro and Shannon M. Leandro
5992 E. Hwy 26
Stockton, CA

GRANT, BARGAIN and SALE DEED

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

Timothy P. Todd and Laura A. Todd, husband and wife as community property

do(es) hereby *GRANT, BARGAIN and SELL* to

Michael A. Leandro and Shannon M. Leandro, 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:

**COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 29; THENCE 660 FEET WEST, THE TRUE POINT OF
BEGINNING; THENCE 1320 FEET SOUTH; THENCE 330 FEET WEST; THENCE 1320 FEET
NORTH; THENCE 330 FEET EAST TO THE POINT OF BEGINNING, LYING IN THE
NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 13 NORTH,
RANGE 21 EAST, M.D.B.&M., OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**Note: Legal description previously contained in Book 0807, Page 2620, Document No.
707215 recorded on August 8, 2007.**

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 reversions, remainders, rents, issues or profits thereof.

Date: 05/18/2018

[Handwritten Signature]

Timothy P. Todd

[Handwritten Signature]

Laura A. Todd

STATE OF **NEVADA**)

: ss.

COUNTY OF **DOUGLAS**)

See Attached

This instrument was acknowledged before me on _____ by
Timothy P. Todd and Laura A. Todd.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 18, 2018** under Escrow No. **143-2544276**.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

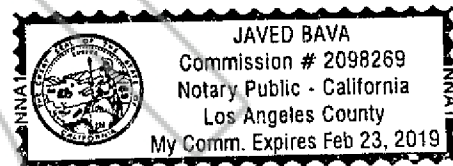
On 6/26/2018 before me, Javed Bava Notary
(Here insert name and title of the officer)

personally appeared Timothy Paul Todd & Laura Ann Todd,
 who proved to me on the basis of satisfactory evidence to be the person(s) whose
 name(s) is/are subscribed to the within instrument and acknowledged to me that
~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by
~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of
 which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
 the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
 Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION **INSTRUCTIONS FOR COMPLETING THIS FORM**

DESCRIPTION OF THE ATTACHED DOCUMENT

Grant Bargain & Sale Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
 - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
 - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
 - Print the name(s) of document signer(s) who personally appear at the time of notarization.
 - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
 - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
 - Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
 - Securely attach this document to the signed document with a staple.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1321-29-002-021
 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: \$199,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$199,000.00
 d) Real Property Transfer Tax Due \$776.10

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: [Signature]
 Capacity: _____

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

Print Name: Timothy P. Todd and Laura A. Todd
 Address: 12832 Taylor St
 City: Garden Grove
 State: CA Zip: 92845

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

Print Name: Michael A. Leandro and Shannon M. Leandro
 Address: 5992 E. Hwy 26
 City: Stockton
 State: CA Zip: _____

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

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2544276 NF/ NF
 State: NV Zip: 89423

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