DOUGLAS COUNTY, NV

RPTT:\$776.10 Rec:\$35.00

\$811.10 Pgs=3

07/10/2018 01:11 PM

2018-916593

07/10/2018 01:11 F

FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

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

- All general and special taxes for the current fiscal year.
- 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

Timothy P. To Our Laura A. Todd	a Sode	. ·	<		
	NEWADA				
STATE OF COUNTY OF	NEVADA DOUGLAS	; ss.		Killa	
	Notary Public on expires:				
	cknowledgement is der Escrow No. 143		t certain Grant,	Bargain Sale De	ed dated May

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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 Anseles	}
On 6 26 7018 before me, _	Javel Baug Notay,
personally appeared Throthy P who proved to me on the basis of satisfiname(s) is/are subscribed to the within ba/she/they executed the same in his/h	actory evidence to be the person(s) whose instrument and acknowledged to me that er/their authorized capacity(ies), and that by ent the person(s), or the entity upon behalf of
I certify under PENALTY OF PERJURY the foregoing paragraph is true and cor	under the laws of the State of California that rect.
WITNESS my hand and official seal. Notary Public Signature (No.	JAVED BAVA Commission # 2098269 Notary Public - California Los Angeles County My Comm. Expires Feb 23, 2019
ADDITIONAL OPTIONAL INFORMATI	INSTRUCTIONS FOR COMPLETING THIS FORM This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments
DESCRIPTION OF THE ATTACHED DOCUMENT Grant Bargain & Sale Deed (Title or description of attached document)	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,
(Title or description of attached document continued) Number of Pages Document Date	 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
CAPACITY CLAIMED BY THE SIGNER Individual (s) Corporate Officer (Title) Partner(s)	 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.
☐ Attorney-in-Fact ☐ Trustee(s) ☐ Other	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.

2015 Version www.NotaryClasses.com 800-873-9865

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

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 ignifity and severally liable for any additional amount owed. Signature: Signature: Signature: Capacity: Capacit	1.	Assessor Parcel Number(s)	
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2. Type of Property a)			\ \
2. Type of Property a) Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex e) Apt. Bldg. f) Comm¹/Ind¹ Date of Recording: g) Agricultural h) Mobile Home i) Date of Recording: g) Agricultural h) Mobile Home i) Notes: i) Other 3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) (\$ c) Transfer Tax Value: 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 agreerally liable for any additional amount pwad. Signature:			\ \
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City: Garden Grove City: Stockton	Prin		
	Add	ress: 12832 Taylor St	Address: 5992 E. Hwy 26
0	City	: Garden Grove	City: Stockton
			State: <u>CA</u> Zip:
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)			
First American Title Insurance			File Number 142 2544276 NE/ NE
Print Name: Company File Number: 143-2544276 NF/ NF Address 1663 US Highway 395, Suite 101			rile Number: 143-2544276 NF/ NF
City: Minden State: NV Zip: 89423	The contract of		State: NV 7in:89423
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)	City		