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KAREN ELLISON, RECORDER

E07

A.P.N.: 1419-35-111-001  
File No: 125-2527499 (JP)  
R.P.T.T.: \$0.00

When Recorded Mail To: Mail Tax Statements To:  
Erica L. Lecce  
P. O. Box 1184  
Genoa, NV 89411

**GRANT, BARGAIN and SALE DEED**

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

Erica L. Lecce, an unmarried woman

do(es) hereby GRANT, BARGAIN and SELL to

Erica L. Lecce, Trustee of the Tony and Erica Lecce 2009 Revocable Trust dated July 27, 2009

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

**LOT 17 IN BLOCK D, AS SHOWN ON THE FINAL SUBDIVISION MAP, PLANNED UNIT DEVELOPMENT PD 05-001, MONTANA, PHASE 2C, 2D AND 2E, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON DECEMBER 17, 2007, IN BOOK 1207, PAGE 3697, AS DOCUMENT NO. 714941, OFFICIAL RECORDS.**

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.

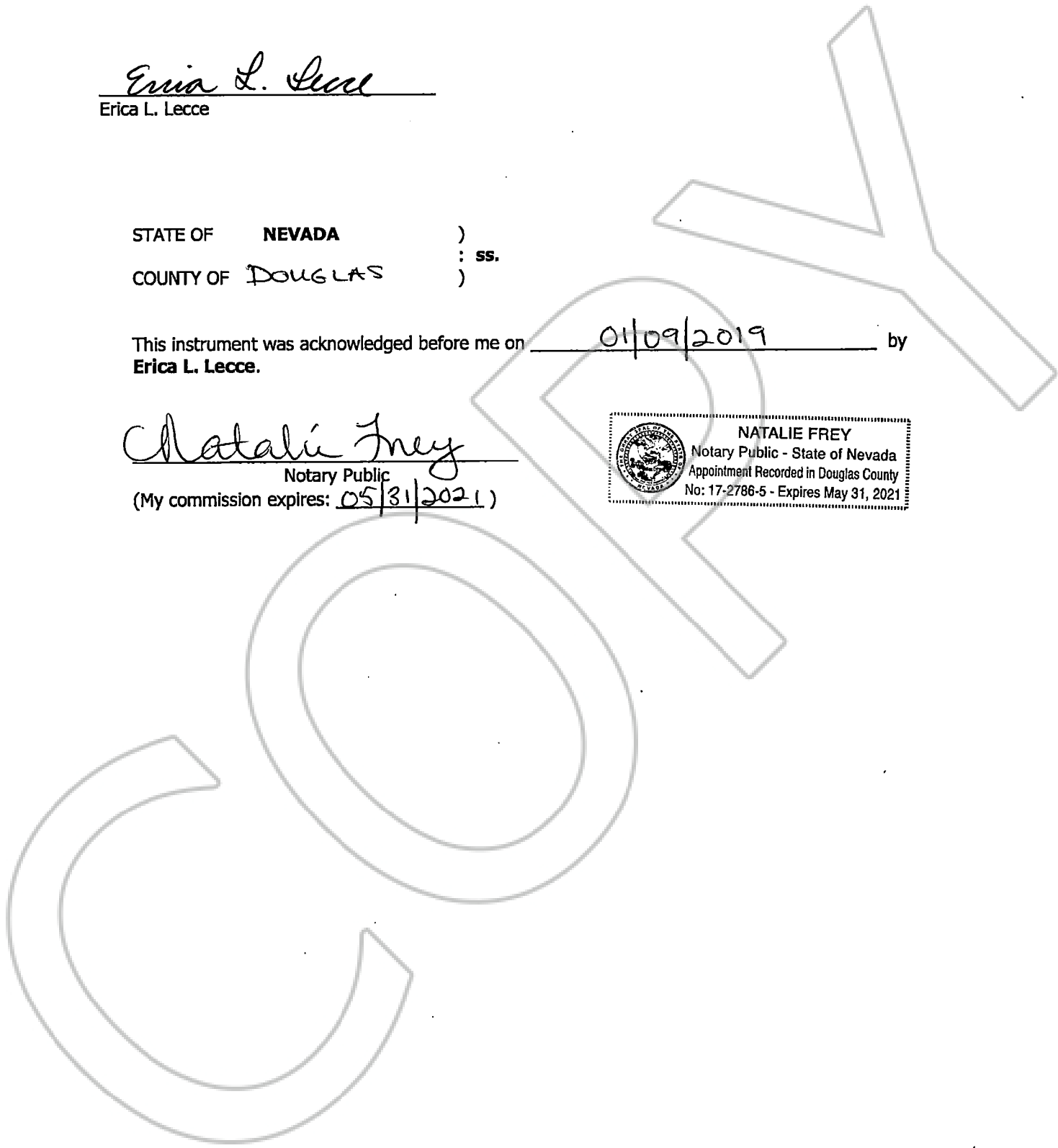
Erica L. Lecce  
Erica L. Lecce

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

This instrument was acknowledged before me on 01/09/2019 by  
**Erica L. Lecce.**

Natalie Frey  
Notary Public  
(My commission expires: 05/31/2021)

 **NATALIE FREY**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 17-2786-5 - Expires May 31, 2021



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1419-35-111-001
- 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: Verified Trust of

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 7
- b. Explain reason for exemption: Transferring to Trust w/o consideration

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: Erica L. Lecce

Capacity: Grantor

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Erica L. Lecce

Print Name: Erica L. Lecce, Trustee of  
the Tony and Erica Lecce  
2009 Revocable Trust  
dated July 27, 2009

Address: P. O. Box 1184

Address: P. O. Box 1184

City: Genoa

City: Genoa

State: NV Zip: 89411

State: NV Zip: 89411

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

First American Title Insurance

File Number: 125-2527499 JP/ NF

Print Name: Company

Address: 4860 Vista Blvd, Suite 200

City: Sparks

State: NV Zip: 89436

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