

APN# 1319-09-702-007

Recording Requested by/Mail to:

Name: Allison MacKenzie, Ltd.

Address: 402 North Division St.

City/State/Zip: Carson City, NV 89703

Mail Tax Statements to:

Name: Lisa Lekumberry, Trustee

Address: 1415 Douglas Avenue

City/State/Zip: Gardnerville, NV 89410



KAREN ELLISON, RECORDER

E07

Grant, Bargain and Sale Deed

**Title of Document** (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APN: 1319-09-702-007  
RETURN RECORDED DEED TO:  
JAMES R. CAVILIA, ESQ.  
ALLISON MacKENZIE, LTD.  
402 North Division Street  
Carson City, NV 89703

The party executing this document 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

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on June 10, 2019, by and between, Trimmer Peak Limited Partnership, a Nevada limited partnership, grantor, and Lisa Lekumberry, Trustee of The Lekumberry Family 2001 Trust, grantee.

WITNESSETH:

That the grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to it in hand paid by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantee, and to its successors and assigns, all that certain lot, piece, or parcel of land situated in the County of Douglas, State of Nevada, and more particularly described as follows:

(See, Exhibit "A" attached hereto and incorporated herein by this reference.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantee and to her successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.

Trimmer Peak Limited Partnership  
A Nevada limited partnership

Lisa A. Lekumberry  
Lisa A. Lekumberry  
General Partner

STATE OF NEVADA            )  
  : ss.  
CARSON CITY                )

On June 10, 2019, personally appeared before me, a notary public, Lisa Lekumberry personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed and who acknowledged to me that she executed the foregoing document.

Lori L. Tonne  
NOTARY PUBLIC

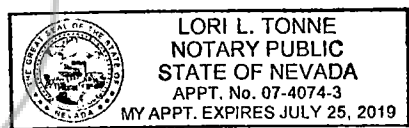


EXHIBIT "A"

All that certain parcel of real property located in the county of Douglas, state of Nevada, being Assessor's Parcel Number 1319-09-702-007, and more particularly described as follows:

**"Frey Ranch"**

All that certain lot, piece, parcel or portion of land situate, lying and being within the northeast 1/4 of the southeast 1/4 of Section 9, Township 13 North, Range 19 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

Lots 30, 31, 32, 37, 38, 39, 40, 41, and 42 in Block 14 as shown on that certain map entitled "Map of Genoa" by L.L.Hawkins dated Sept. 1874 on file in the office of the County Recorder, Douglas County Nevada.

Together with all water and water rights pertaining to the above described property.

Together with all that portion of the excess highway right-of-way lying between the above described property and the southerly right-of-way line of Nixon Street (Genoa Lane) as described in that Resolution of Abandonment executed by the Nevada Department of Transportation and filed for record in Book 1186 at page 2493 as document number 145620, Official Records of Douglas County, Nevada.

Legal description previously recorded as document 0498934

4837-1388-2003, v. 1

**State of Nevada Declaration of Value**

**1. Assessor Parcel Number(s):**

- a) 1319-09-702-007
- b)

**2. Type of Property:**

- a)  Vacant Land
- b)  Single Family Res.
- c)  Condo/Townhouse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: 6/14/19  
 Notes: Verified Escrow AB

**3. Total Value/Sales Price of Property:**

\$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ -0-

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: A transfer of title to a trust without consideration if a certificate of trust is presented at the time of transfer. See Affidavit of Certification of Trust.

**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 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: \_\_\_\_\_ Capacity: Agent  
 Signature: \_\_\_\_\_ Capacity: Agent

**SELLER (GRANTOR) INFORMATION REQUIRED**

**BUYER (GRANTEE) INFORMATION REQUIRED**

Print Name: Trimmer Peak Limited Partnership Print Name: Lisa Lekumberry, Trustee  
c/o Allison MacKenzie, Ltd. c/o Allison MacKenzie, Ltd.  
 Address: 402 North Division Street Address: 402 North Division Street  
 City: Carson City City: Carson City  
 State: NV Zip: 89703 State: NV Zip: 89703

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow #  
 Address: 402 North Division Street, P.O. Box 646  
 City: Carson City State: NV Zip: 89702