

APN: 1420-33-411-010

After Recording, Mail to:

Shirley J. LeBlanc  
2635 Fawn Fescue Ct.  
Minden, NV 89423

Mail Tax Statements to:

Same as above



00111322202009462590030035

KAREN ELLISON, RECORDER

E07

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

## GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, this GRANT DEED is made and entered into this 18<sup>th</sup> day of May, 2020, by and between the LeBlanc Living Trust dated March 9, 1999, Shirley J. LeBlanc, Trustee, Grantor, and Shirley J. LeBlanc, a widow, Grantee;

Grantor hereby grants, transfers, and conveys unto the said Grantee, that certain piece and parcel of real property situated in the State of Nevada, County of Douglas, described as follows:

Lot 3, as set forth upon that certain subdivision map entitled WILDHORSE ANNEX, UNIT NO. 1, a Planned Unit, filed in the office of the County Recorder of Douglas County, State of Nevada, on January 6, 1994, in Book 194, Page 1080, as Document No. 327012.

EXCEPT THEREFROM: all minerals, oil, gas and other hydrocarbons, as excepted in the Deed to Stock Petroleum Co., Inc., recorded on March 13, 1980 in Book 380, Page 1315, Official Recorder of Douglas County, Nevada as Document No. 42677.

Per NRS 111.312, this legal description was previously recorded at Document No. 0536325, Book 0302, Page 02008, on March 6, 2002.

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

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part.

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

Shirley J. LeBlanc  
SHIRLEY J. LeBLANC, Trustee of the  
LeBlanc Living Trust dated March 9, 1999

**ACKNOWLEDGMENT**

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

On May 18, 2020, before me, Renee J. Morris, Notary Public, personally appeared SHIRLEY J. LeBLANC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Seal

Renee J. Morris  
NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE**

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

- a) 1420-33-411-010
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	<u>8/18/20</u>
Notes:	<u>Grantor &amp; Trust</u>

**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 \_\_\_\_\_

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

\$ -0-

Deed in Lieu of Foreclosure Only (value of property): \$ -0-

Transfer Tax Value: \$ -0-

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: This is a transfer from a trust to the Trustor/Trustee of the trust, as an individual, without consideration

**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: Shirley J. LeBlanc Capacity: Grantor

Signature: Shirley J. LeBlanc Capacity: Grantee

**SELLER (GRANTOR) INFORMATION (Required)**

Print Name: Shirley J. LeBlanc

Address: 2635 Fawn Fescue Ct.

City/State/Zip: Minden, NV 89423

**BUYER (GRANTEE) INFORMATION (Required)**

Print Name: Shirley J. LeBlanc

Address: 2635 Fawn Fescue Ct.

City/State/Zip: Minden, NV 89423

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# \_\_\_\_\_

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423