

DOUGLAS COUNTY, NV  
RPTT:\$3100.50 Rec:\$40.00  
\$3,140.50 Pgs=2 07/28/2020 12:28 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
James E. Leathley  
PO Box 1907  
Kings Beach, CA 96143

MAIL TAX STATEMENTS TO:  
James E. Leathley  
PO Box 1907  
Kings Beach, CA 96143

Escrow No. 2004672-RLT

The undersigned 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)

APN No.: 1219-03-001-028  
R.P.T.T. \$3,100.50

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Donald P. Hoxie and Lisa A. Hoxie, Husband and Wife as community property with right of survivorship.

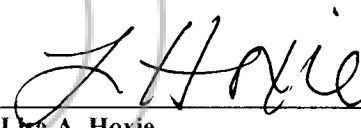
**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to James E. Leathley and Nina M. Leathley, Husband and Wife, Community Property with right of survivorship

all that real property situated in the County of Douglas, State of Nevada, described as follows:  
**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

  
\_\_\_\_\_  
Donald P. Hoxie

  
\_\_\_\_\_  
Lisa A. Hoxie

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 7/27/2020  
by Donald P. Hoxie and Lisa A. Hoxie

\_\_\_\_\_  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02004672.

 **RISHELE L. THOMPSON**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 99-54931-6 - Expires April 10, 2023

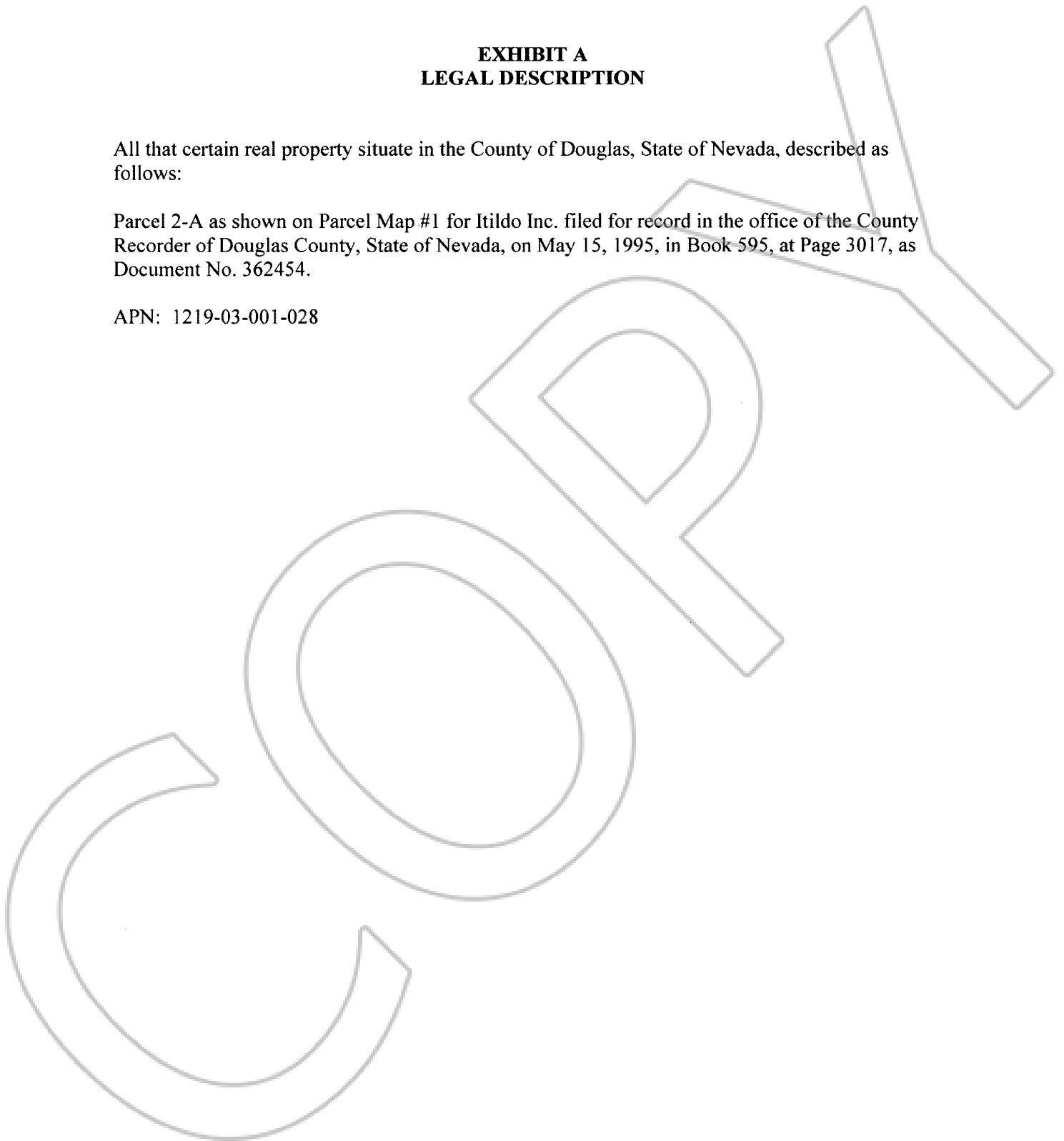
Escrow No. 2004672-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Parcel 2-A as shown on Parcel Map #1 for Itildo Inc. filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 15, 1995, in Book 595, at Page 3017, as Document No. 362454.

APN: 1219-03-001-028



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1219-03-001-028  
 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'/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 i. Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property: \$ 795,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 795,000.00  
 d. Real Property Transfer Tax Due: \$ 3,100.50

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 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 severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Donald P. Hoxie & Lisa A. Hoxie  
 Address: 1238 Centerville Ln  
 City: Gardnerville  
 State: Zip: 89460

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: James E. Leathley & Nina M. Leathley  
 Address: PO Box 1907  
 City: King Beach  
 State: Zip: 96143

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02004672-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED