

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=2
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER
2021-962785
03/01/2021 03:39 PM
E07

WHEN RECORDED MAIL TO:
Peter Z. Leman
2789 Nye Drive
Minden, NV 89423

MAIL TAX STATEMENTS TO:
Same as above

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)

Space Above for Recorder's Use Only

APN No.: 1420-35-101-024
Escrow No. 2100096-RLT
R.P.T.T. \$\$ 0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Peter Z Leman and Jamuna Lynda Leman, Trustees of the Peter Z Leman and Jamuna Lynda Leman Revocable Trust dated 09-09-2010, dated September 9, 2010

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Peter Z Leman and Jamuna Lynda Leman , Husband and Wife, as joint tenants 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.


Peter Z. Leman, Trustee


Jamuna Lynda Leman, Trustee

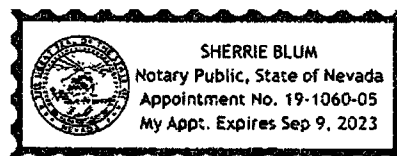
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on

February 24, 2021
by Peter Z. Leman and Jamuna Lynda Leman

NOTARY PUBLIC



Escrow No.: 2100096-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M.

EXCEPTING THEREFROM A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 35, PROCEED SOUTH 89°55'44" WEST, 662.31 FEET, ALONG THE SECTION LINE TO A POINT; THENCE SOUTH 0°05'25" EAST, 659.78 FEET, TO THE SOUTHWEST CORNER OF THE YEOMAN PROPERTY; THENCE NORTH 89°56'54" EAST, 25.00 FEET, TO THE TRUE POINT OF BEGINNING, WHICH IS THE SOUTHWEST CORNER OF THIS PARCEL; THENCE NORTH 0°05'25" WEST, 85.16 FEET, ALONG THE EASTERLY BOUNDARY OF AN EXISTING 25 FOOT WIDE PUBLIC ROAD EASEMENT, TO A POINT; THENCE SOUTHEASTERLY AROUND A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 75 FEET, A CENTRAL ANGLE OF 58°15'55" A SEMI-TANGENT OF 41.84 FEET AND A LENGTH OF 76.33 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 58°24'20" EAST, 40.72 FEET, TO A POINT ON THE SOUTHERLY PROPERTY LINE OF YEOMAN; THENCE SOUTH 89°56'54" WEST, 70.26 FEET ALONG SAID SOUTHERLY PROPERTY LINE TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WESTERLY 25 FEET THEREOF FOR PUBLIC ROAD AND UTILITY PURPOSES.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

A STRIP OF LAND, 50 FEET IN WIDTH, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 35, PROCEED SOUTH 89°55'44" WEST 662.31 FEET, ALONG THE SECTION LINE, TO

THE TRUE POINT OF BEGINNING, PROCEED THENCE SOUTH 0°05'25" EAST, 659.78 FEET TO THE POINT OF TERMINATION, AT THE SOUTHWEST CORNER OF THE YEOMAN PROPERTY.

APN: 1420-35-101-024

Note: Document No. 816980 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-35-101-024
- 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 ONLY**
Notes:

Trust ok - kle

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Remove property from trust
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 _____ Capacity agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Peter Z. Leman & Jamuna L. Leman
 Address: 2789 Nye Drive
 City: Minden
 State: NV Zip: 89423

(REQUIRED)
 Print Name: Peter Z. Leman and Jamuna L. Leman
 Address: 2789 Nye Drive
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2100096-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)