

A.P.N. No.:	1419-26-610-012
R.P.T.T.	\$5,850.00
File No.:	1225394 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
James M. Harrigan, Trustee of The James M. Harrigan Revocable Living Trust, Dated the 4th day of April, 2014	
963 Topsy Lane, Suite 306, Box 358	
Carson City, NV 89705	



KAREN ELLISON, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Brett Lefever** guardian of the person and estate of **Michael Allen Lefever**, an adult protected person, pursuant to Order Confirming Sale of "Genoa Home" and for waiver of publication of Notice Pursuant to NRS 159.1425(4)(b), filed in the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas on June 8, 2021 under Case No. 19-PB-0016 and recorded concurrently herewith and **Karen Lefever**, Trustees of the **Lefever Family Revocable Living Trust, dated May 1, 2011** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **James M. Harrigan, Trustee of The James M. Harrigan Revocable Living Trust, Dated the 4th day of April, 2014**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: July 14, 2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

THIS DOCUMENT IS EXECUTED IN COUNTERPART

Lefever Family Revocable Living Trust dated May 1, 2011

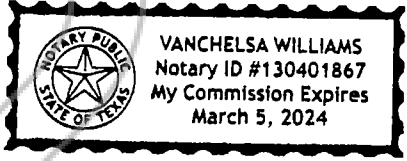
By: [Signature] Date: 07-27-2021
Brett Lefever, Guardian of the person and estate of
Michael Allen Lefever, an adult protected person, trustee

By: _____ Date: _____
Karen Lefever, Trustee

State of Texas)
County of Dallas) ss

This instrument was acknowledged before me on the 27th day of July, 2021
By: Brett Lefever

Signature: [Signature]
Notary Public



State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2021
By: Karen Lefever

Signature: _____
Notary Public

Lefever Family Revocable Living Trust dated May 1, 2011

By: _____ Date: _____
Brett Lefever, Guardian of the person and estate of
Michael Allen Lefever, an adult protected person, trustee

By: Karen Lefever Date: 07/28/21
Karen Lefever, Trustee

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2021
By: Brett Lefever

Signature: _____
Notary Public

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 28 day of July, 2021
By: Karen Lefever

Signature: M. Bowlen
Notary Public

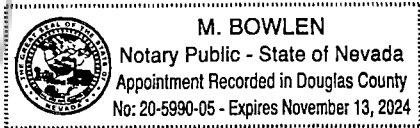


EXHIBIT "A"

LEGAL DESCRIPTION

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

PARCEL 1:

Lot 23 in Block A, as set forth on Final Subdivision Map, Planned Unit Development PD 05-001 for SUMMIT RIDGE AT GENOA LAKES GOLF RESORT PHASE 3A, filed for record with the Douglas County Recorder on September 12, 2007 in Book 907, Page 2074, as Document No. 709043, Official Records, Douglas County, Nevada.

PARCEL 2:

TOGETHER WITH the following easements for access:

A non-exclusive 50 foot wide access easement, created in that certain document entitled "Easement Amendment Deed", executed by Little Mondeaux Limousin Corporation, recorded on February 25, 1998, as Document No. 433367 in Book 298, Page 4658 of the Official Records of Douglas County, Nevada.

A 50 foot wide access, irrigation, and utility easement, over and across those certain lands described in document recorded on February 3, 2004 in Book 204, Page 954, as Document No. 603680 of the Official Records of Douglas County, Nevada.

A 60 foot private access, private irrigation, and public utility easement, as set forth on the Final Subdivision Map entitled Canyon Creek Meadows Phase 1, according to the plat thereof, filed on February 11, 2004 in Book 204, Page 4470, as Document No. 604356 of the Official Records of Douglas County, Nevada.

An easement for non-exclusive access purposes with the easement area, created in that certain document entitled "Master Grant Deed" executed by Ronald L. Simek, et al., recorded on December 31, 1996 as Document No. 403934 in Book 1296, Page 4911 of the Official Records of Douglas County, Nevada.

An easement for pedestrian and vehicular ingress and egress to and from that certain real property, and the installation, construction, repair, maintenance and replacement of roadway improvements within the easement area, such as, without limitation, asphalt paving, cattle guard, and so forth, created in that certain document entitled "Grant of Relocatable Private Access Easement (#OS6), executed by Ronald L. Simek, recorded on February 3, 2004 as Document No. 603676 in Book 204, Page 862 of the Official Records of Douglas County, Nevada.

PARCEL 3:

ALSO TOGETHER WITH the following Reservations, Easements and Covenants for the benefit of Parcel 1, herein:

Easements pursuant to document entitled "Ancillary Easements Memorandum", recorded March 31, 2005 in Book 305, Page 14366 as Document No. 640526 of the Official Records of Douglas County, Nevada.

Easements pursuant to document entitled "Grant of Easement", recorded May 1, 2006 in Book 506, Page 168 as Document No. 673811 of the Official Records of Douglas County, Nevada.

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006 in Book 506, Page 347 as Document No. 673835 of the Official Records of Douglas County, Nevada.

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006 in Book 506, Page 377 as Document No. 673836 of the Official Records of Douglas County, Nevada.

Easements pursuant to document entitled "Reciprocal Parking and Access Easement Agreement", recorded July 24, 2006 in Book 706, Page 8118 as Document No. 680413 of the Official Records of Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Mailbox Cluster Easement" recorded December 1, 2006, in Book 1206, Page 66, as Document No. 689800, Official Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-26-610-012
- 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
- Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ 1,500,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax Value: \$ 1,500,000.00
- d. Real Property Transfer Tax Due \$ 5,850.00

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 MBowlen Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Brett Lefever guardian of the person, estate of Michael Allen Lefever, an adult protected person and Karen Lefever, Trustees of the Lefever Family Revocable Living Trust, dated May 1, 2011
 Address: 2931 Promontory Loop
 City: Genoa
 State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James M. Harrigan, Trustee of The James M. Harrigan Revocable Living Trust, Dated the 4th day of April, 2014
 Address: 963 Topsy Lane, Suite 306, Box 358
 City: Carson City
 State: NV Zip: 89705

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

Print Name: Stewart Title Company Escrow # 1225394 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410