

DOUGLAS COUNTY, NV

2021-976672

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=6

11/08/2021 09:32 AM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

E06

A.P.N.: 1419-34-002-002

RECORDING REQUESTED BY:  
Signature Title Company LLC  
212 Elks Point Road, Suite 445, P.O. Box 10297  
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:

Don & Kathie Leverty  
PO Box 139  
Genoa NV 89411

Escrow No.: ZC3231-JL

RPPT: -0-

**GRANT, BARGAIN, SALE DEED**

**Document Signed in Counterpart**

THIS INDENTURE WITNESSETH: That

**Donald R. Leverty and Kathleen J. Leverty Trustees of The Leverty Family Trust dated May 26, 1999**

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

**Donald R. Leverty and Kathleen J. Leverty Husband and Wife as to an undivided 50% interest each as community property**

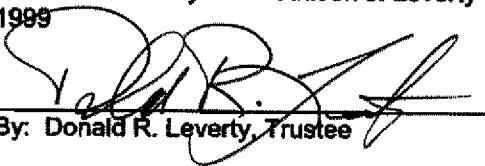
all that real property in the unincorporated of Genoa, County of Douglas, State of Nevada, described as follows:

**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

Donald R. Leverty and Kathleen J. Leverty Trustees of The Leverty Family Trust dated May 26, 1999

  
By: Donald R. Leverty, Trustee

**Document Signed in Counterpart**

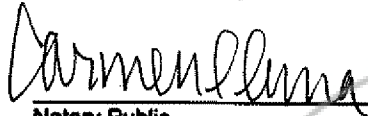
By: Kathleen J. Leverty, Trustee

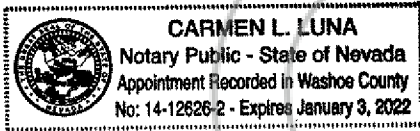
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on November 1, 2021

by Donald R. Leverty and Kathleen J. Leverty

  
Notary Public (seal)



## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

A portion of the Southeast one-quarter of Section 34, Township 14 North, Range 19 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the intersection of the Easterly right-of-way line of Jacks Valley Road with the Southerly line of the Northwest one-quarter of the Southeast one-quarter of Section 34, thence North  $21^{\circ}46'35''$  East, along said Easterly right-of-way line, 942.85 feet; thence at right angles to said Easterly right-of-way line, South  $68^{\circ}13'25''$  East, 640.55 feet; thence South  $17^{\circ}57'15''$  West, 912.86 feet to a fence on the Northerly line of the Adams property; thence South  $70^{\circ}07'03''$  West, along said fence line, 230.78 feet to a fence corner; thence North  $17^{\circ}57'15''$  East, along a fence on the Easterly line of the Adams property; 159.77 feet to said Southerly line of the Northwest one-quarter of the Southeast one-quarter of Section 34; thence Westerly along said Southerly line, 495.45 feet to the POINT OF BEGINNING.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED August 14, 2003 AS INSTRUMENT NO. 0586529, BOOK 083, PAGE 7312.

APN: 1419-34-002-002

A.P.N.: 1419-34-002-002

RECORDING REQUESTED BY:  
Signature Title Company LLC  
212 Elks Point Road, Suite 445, P.O. Box 10297  
Zephyr Cove, NV 89448

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**Donald R. Leverty and Kathleen J. Leverty Husband and Wife as to an undivided 50% interest each as community property**

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**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

Donald R. Leverty and Kathleen J. Leverty Trustees of The Leverty Family Trust dated May 26, 1999

**Document Signed in Counterpart**

By: Donald R. Leverty, Trustee

*Kathleen J. Leverty*  
By: Kathleen J. Leverty, Trustee

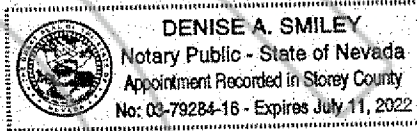
STATE OF NEVADA  
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on November 4, 2021

~~by Donald R. Leverty and Kathleen J. Leverty.~~

*Denise A. Smiley* (seal)  
Notary Public



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APN: 1419-34-002-002

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1419-34-002-002
- 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 RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

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

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

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section #6
- b. Explain Reason for Exemption: transfer out of trust required by court due to divorce

**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: Donald R. Leverty

Signature: Kathleen Leverty

**SELLER (GRANTOR) INFORMATION**

**(Required)**

Print Name: Donald R. Leverty and Kathleen J. Leverty

Address: PO Box 139  
Genoa, NV 89411

**BUYER (GRANTEE) INFORMATION**

**(Required)**

Print Name: Donald J. Leverty and Kathleen J. Leverty

Address: PO Box 139  
Geno NV 89411

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

Print Name: Signature Title Company LLC Escrow #: ZC3231-JL  
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**