

DOUGLAS COUNTY, NV **2021-976909**
RPTT:\$23790.00 Rec:\$40.00
\$23,830.00 Pgs=6 11/12/2021 09:22 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

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:

Susan Ann Strack
PO Box 3270
Stateline, NV 89449

Escrow No.: ZC3231-JL

RPTT \$23,790.00

GRANT, BARGAIN, SALE DEED

Document Signed in Counterpart

THIS INDENTURE WITNESSETH: That

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

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

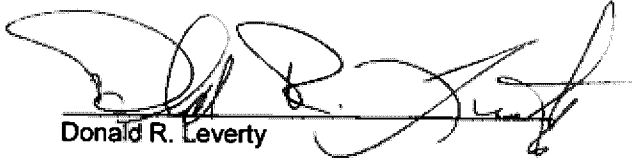
Susan Ann Strack, A Widow

all that real property in the City 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

Document Signed in Counterpart

Kathleen J. Leverty

STATE OF NEVADA } ss:
COUNTY OF ~~DOUGLAS~~ WASHOE

This instrument was acknowledged before me on 11/5/21

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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Susan Ann Strack, A Widow

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Donald R. Leverty

Kathleen J. Leverty
Kathleen J. Leverty

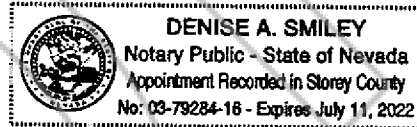
STATE OF NEVADA
COUNTY OF WASHOE

} 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



LEGAL DESCRIPTION

EXHIBIT "A"

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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

**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) \$6,100,000.00
Transfer Tax Value \$6,100,000.00
Real Property Transfer Tax Due: \$23,790.00

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: [Signature] By: Donald R. Leverty, Trustee
Signature: [Signature] ~~Susan Strack~~ Agent

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: Susan Strack
Address: PO Box 3270
Stateline, NV 89449

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