

DOUGLAS COUNTY, NV **2022-979939**  
RPTT:\$12870.00 Rec:\$40.00  
\$12,910.00 Pgs=3 01/18/2022 03:25 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

**A.P.N.: 1319-19-411-020**

**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:**

**Steven Owen Leisch and Monica Elise Leisch**  
**2110 Rocky Ridge Road**  
**Morgan Hill, CA 95037**

**Escrow No.: ZC3079-JL**

RPTT \$12,870.00

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**JR Properties Series LLC - Series Benjamin Drive**

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

**Steven Owen Leisch and Monica Elise Leisch, Husband And Wife As Joint Tenants with Right of Survivorship**

all that real property in the unincorporated area of Stateline, 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.**

JR Properties Series LLC - Series Benjamin Drive

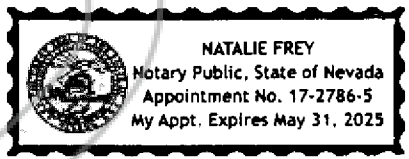
*James Richter*  
By: James Richter, Managing Member

STATE OF NEVADA } ss:  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 1/7/2022

by JAMES RICHTER

*Natalie Frey* (seal)  
Notary Public



## 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:

Parcel 1:

Lot 4 in Block 9, as shown on the Official Map of Kingsbury Estates Unit No. 2 filed for record in the Office of the County Recorder on June 6, 1962 as Document No. 20174, Official Records of Douglas County, State of Nevada.

Parcel 2:

Together with a 20 foot wide easement for ingress, egress and public utilities, the centerline of which is more particularly described as follows:

Beginning at the most Easterly corner of Lot 2, Block 9 as shown on that particular map entitled Kingsbury Estates Unit No. 2, recorded in Book 1 of Maps on the 6<sup>th</sup> day of June, 1962, in the County Recorder's Office, county of Douglas, State of Nevada, said point of beginning also lying on the Southwesterly right of way of Benjamin Drive; thence Northerly along the Northeasterly sideline of Lot 2, 72.00 feet (North 33°00'07" West, 71.97 feet) to the TRUE POINT OF BEGINNING; thence from said point of beginning South 12°40'00" West 38.00 feet to a point, thence South 33°55'00" West 69.94 feet to a point; thence South 65°10'34" West 69.91 feet more or less to a point in the common sideline of Lots 2 and 4, which point is the end of the centerline of easement; said easement being for the exclusive sue of the owners and/or residents of only Lot 4, Block 9, Kingsbury Estates Unit No. 2.

APN: 1319-19-411-020

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1319-19-411-020
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land Res.
- b)  Single Fam.
- 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) \$3,300,000.00

Transfer Tax Value \$3,300,000.00

Real Property Transfer Tax Due: \$12,870.00

**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: James Richter, Managing Member Agent

Signature [Signature] Steven Owen Leisch

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(Required)

(Required)

Print Name: JR Properties Series LLC - Series Benjamin Drive

Address: 435 Bavarian Drive Carson City, NV 89705

Print Name: Steven Owen Leisch

Address: 2110 Rocky Ridge Rd Morgan Hill, CA 95037

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

Print Name: Signature Title Company LLC Escrow #: ZC3079-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**