

A.P.N.: 1320-29-215-001
File No: 143-2647412 (et)
R.P.T.T.: \$0.00 Exemption 5

When Recorded Mail To: Mail Tax Statements To:
Ricardo Andres Benavides and Sarah Leslie Benavides
994 Hidden Brook Court
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Clark G. Leslie and Marjorie S. Leslie, husband and wife as joint tenants with rights of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Ricardo Andres Benavides and Sarah Leslie Benavides, husband and wife as joint tenants with right of survivorship

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

LOT 1 OF FINAL SUBDIVISION MAP LDA 00-074 HIDDEN BROOK ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JANUARY 10, 2002, IN BOOK 0102, PAGE 2456, AS DOCUMENT NO. 531980.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Clark G. Leslie
Clark G. Leslie

Marjorie S. Leslie
Marjorie S. Leslie

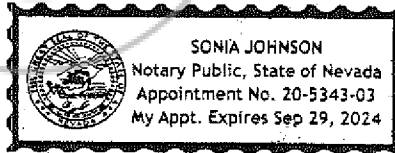
STATE OF **NEVADA**)
)
COUNTY OF **DOUGLAS**) : ss.

This instrument was acknowledged before me on March 31, 2022 by **Clark G. Leslie and Marjorie S. Leslie.**

[Signature]
Notary Public

(My commission expires: Sept 29, 2024)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2647412.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-29-215-001
- 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

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property: _____

b) Deed in Lieu of Foreclosure Only (value of property) (\$ 0)

c) Transfer Tax Value: _____

d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: 5

b. Explain reason for exemption:
Parent to child without consideration

5. Partial Interest: Percentage being transferred: 100 %

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: Clark G. Leslie

Capacity: GRANTOR

Signature: _____

Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Clark G. Leslie and Marjorie S. Leslie

Print Name: Ricardo Andres Benavides and Sarah Leslie

Address: 994 Hidden Brook Ct.

Print Name: Benavides
Address: 994 Hidden Brook Court

City: Minden

City: Minden

State: NV Zip: 89423

State: NV Zip: 89423

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

Print Name: First American Title Insurance Company

File Number: 143-2647412 et/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)