

APN: 1220-16-210-134

**RECORDING REQUESTED BY:**

David Terry Leegard &  
Lillian Darnell Leegard  
P.O. Box 1322  
Gardnerville, Nevada 89410

**MAIL TAX STATEMENTS TO:**

David Terry Leegard &  
Lillian Darnell Leegard  
P.O. Box 1322  
Gardnerville, Nevada 89410

*Pursuant to NRS 239B.030(4), I affirm that  
the instrument contained below does not contain  
the social security number of any person.*



KAREN ELLISON, RECORDER

E07

## Grant, Bargain and Sale Deed

THIS INDENTURE made the 30<sup>th</sup> day of March, 2022, for good and valuable consideration, the receipt of which is hereby acknowledged, David T. Leegard and Darnell Leegard, as tenants in common (“Grantors”), hereby grants, bargains and sells to the Leegard Family Revocable Trust, David Terry Leegard and Lillian Darnell Leegard as Trustees, and to no other person, all right, title and an undivided 100% interest in that certain real property of commonly known as 1247 Monarch Lane, Gardnerville, Nevada 89460, more particularly described as follows:

Lot 6, in Block I, as said lot and block are shown on that certain map entitled “AMENDED MAP RANCHOS ESTATES, “ filed for record on October 30, 1972, as Document No. 62493.

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.

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Pursuant NRS 111.312, this legal description was previously recorded at Document No. 2018-919312 on September 6, 2018.

DATED this 30<sup>th</sup> day of March, 2022.

  
DAVID T. LEEGARD, Grantor

DATED this 30<sup>th</sup> day of March, 2022.

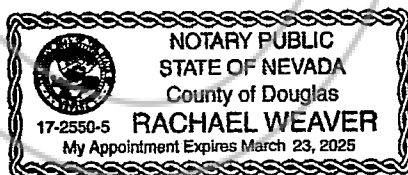
  
DARNELL LEEGARD, Grantor

**ACKNOWLEDGEMENT**

STATE OF NEVADA    )  
                                  ) ss.  
COUNTY OF DOUGLAS )

On March 30<sup>th</sup> 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DAVID T. LEEGARD and DARNELL LEEGARD known to me to be the persons whose names are subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.



  
NOTARY PUBLIC

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-16-210-134  
 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 ONLY |            |
|---------------------------------|------------|
| BOOK _____                      | PAGE _____ |
| DATE OF RECORDING: _____        |            |
| NOTES: <u>Trust OK - J</u>      |            |

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: Transfer into Trust without consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 Sullivan Darrell Leegard Capacity Grantor

Signature David J Leegard Capacity Grantor

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: David & Darnell Leegard  
 Address: P.O. Box 1322  
 City: Gardnerville  
 State: Nevada Zip: 89410

Print Name: Leegard Family Revocable Trust  
 Address: P.O. Box 1322  
 City: Gardnerville  
 State: Nevada Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Law Office of Michael S. Rowe, Esq. Escrow # \_\_\_\_\_  
 Address: P.O. Box 2080  
 City: Minden State: Nevada Zip: 89423

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