

DOUGLAS COUNTY, NV
RPTT:\$1618.50 Rec:\$40.00
\$1,658.50 Pgs=2 04/14/2022 11:02 AM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1321-29-002-021
R.P.T.T.	\$1,618.50
File No.:	1598129 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Ryan Wilson and Kayla Wilson	
820 Mustang Lane	
Gardnerville, NV 89410	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Michael A. Leandro and Shannon M. Leandro, husband and wife, as Community Property with Right of Survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Ryan Wilson and Kayla Wilson, husband and wife, as Joint Tenants with Rights of Survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Commencing at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 29; thence 660 feet West, the true point of beginning; thence 1320 feet South; thence 330 feet West; thence 1320 feet North; thence 330 feet East to the point of beginning, lying in the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 13 North, Range 21 East, M.D.B.&M., Official Records of Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on July 10, 2018, as Document No. 2018-916593 of Official Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: April 7, 2022

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Michael A. Leandro
Michael A. Leandro

Shannon M. Leandro
Shannon M. Leandro

State of CA)
County of San Joaquin) ss

This instrument was acknowledged before me on the 12th day of April, 2022
By: Michael A. Leandro and Shannon M. Leandro

Signature: Christian Lee Milligan
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1321-29-002-021
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 415,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 415,000.00
 d. Real Property Transfer Tax Due \$ 1,618.50

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] Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Michael A. Leandro and Shannon M. Leandro
 Address: 5992 E Highway 26
 City: Stockton
 State: CA Zip: 95215

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Ryan Wilson and Kayla Wilson
 Address: 820 Mustang Lane
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1598129 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED