



KAREN ELLISON, RECORDER

E05

APN: 1419-09-001-008

**RECORDING REQUESTED BY:**

Jeb U. Burton, Esq.  
THE BURTON LAW FIRM  
400 Capitol Mall, Suite 1850  
Sacramento, CA 95814

**AFTER RECORDING MAIL TO:**

Jeb U. Burton, Esq.  
THE BURTON LAW FIRM  
400 Capitol Mall, Suite 1850  
Sacramento, CA 95814

**MAIL TAX STATEMENT TO/GRANTEE:**

Leslie Lyman  
P.O. Box 276  
Walnut Grove, CA 95696

RPTT: \$0.00 Exempt (5): A transfer, assignment or other conveyance of real property if the owner of the property is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity. Transfer to a spouse.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT,

Leslie F. Lyman, a married man, as his sole and separate property

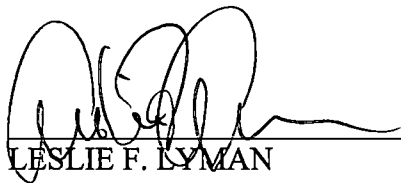
For NO consideration, does hereby Grant, Bargain, Sell and Convey unto:

Leslie F. Lyman and Elizabeth Lyman, as community property with right of survivorship

ALL of his interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS my hand, this 27<sup>th</sup> day of May, 2022.

  
\_\_\_\_\_  
LESLIE F. LYMAN

COPY

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Sacramento )

On May 27, 2022, before me, Sherri Handley, a notary public, personally appeared LESLIE F. LYMAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_



## **EXHIBIT "A"**

### **Legal Description:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

#### **PARCEL 1**

LOT 63 OF CLEAR CREEK TAHOE-PHAS 3A, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 23, 2020, AS FILE NO. 943845, OFFICIAL RECORDS.

#### **PARCEL 2**

EASEMENTS GRANTED IN THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR CLEAR CREEK TAHOE, RECORDED SEPTEMBER 27, 2016, AS DOCUMENT NO. 2016-888265, OFFICIAL RECORDS. AND AMENDMENTS THERETO RECORDED AS DOCUMENT NUMBERS 890755, 902099, AND 916465.

**APN:** 1419-09-001-008

STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1419-09-001-008
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

- 3. Total Value/Sales Price of Property: \$ \_\_\_\_\_
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due: \$ \$0.00

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section # 5
  - b. Explain Reason for Exemption: \_\_\_\_\_  
Transfer to a spouse

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 Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Leslie F. Lyman  
 Print Name: \_\_\_\_\_  
 Address: P.O. Box 276  
 City: Walnut Grove  
 State: CA Zip: 95696

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Leslie F. Lyman and Elizabeth Lyman  
 Print Name: \_\_\_\_\_  
 Address: P.O. Box 276  
 City: Walnut Grove  
 State: CA Zip: 95696

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: THE BURTON LAW FIRM Escrow # \_\_\_\_\_  
 Address: 400 Capitol Mall, Suite 1850  
 City: Sacramento State: CA Zip: 95814

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