

DOUGLAS COUNTY, NV

2022-986373

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

06/16/2022 11:19 AM

SIGNATURE TITLE - MINDEN

KAREN ELLISON, RECORDER

E05

A.P.N.: 1318-23-410-010

RECORDING REQUESTED BY:
Signature Title Company LLC
1664 Highway 395 Suite 106
Minden, NV 89423

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**
Paul A. Le Chevalier and Brenda K. Le Chevalier,
Trustees of the Le Chevalier Family Trust dated April
10, 2018
Elaine P. Almeida
192 Ponderosa Dr
Stateline, NV 89449

Escrow No.: 710126-NF

RPTT \$0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Paul A. Le Chevalier and Brenda K. Le Chevalier, Trustees of the Le Chevalier Family Trust dated April 10, 2018

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

Paul A. Le Chevalier and Brenda K. Le Chevalier, Trustees of the Le Chevalier Family Trust dated April 10, 2018 and Elaine P. Almeida, an unmarried woman

all that real property in the City 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.

Paul A. Le Chevalier and Brenda K. Le Chevalier, Trustees of the Le Chevalier Family Trust dated April 10, 2018

 Trustee
By: Paul A. Le Chevalier, Trustee

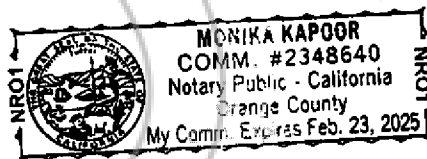
 Trustee
By: Brenda K. Le Chevalier, Trustee

STATE OF California } ss:
COUNTY OF Orange

This instrument was acknowledged before me on June 11th, 2022

by Paul A. Le Chevalier and Brenda K. Le Chevalier

 (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:

Lot 38, as shown on map of PONDEROSA PARK SUBDIVISION, filed in the Office of the County
Recorder of Douglas County, Nevada, on February 25, 1970, as Document No. 47249.

APN: 1318-23-410-010



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1318-23-410-010
- 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 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) \$0.00
Transfer Tax Value \$0.00
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: adding daughter to title 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 *Paul A. Le Chevalier* *Agent*
Signature _____

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: Paul A. Le Chevalier and Brenda K. Le Chevalier, Trustees of the Le Chevalier Family Trust dated April 10, 2018
Address: 25410 Remesa Dr
Mission Viejo, CA 92691

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Paul A. Le Chevalier and Brenda K. Le Chevalier, Trustees of the Le Chevalier Family Trust dated April 10, 2018 and Elaine P. Almeida
Address: 25410 Remesa Dr
Mission Viejo, CA 92691

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

Print Name: Signature Title Company LLC Escrow #: 710126-NF
Address: 1664 Highway 395 Suite 106, Minden, NV 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED