

A.P.N.: 1220-03-311-015  
File No: 143-2653315 (et)  
R.P.T.T.: \$1,794.00

When Recorded Mail To: Mail Tax Statements To:  
Anita M. Minton  
P.O. Box 2824  
Minden, NV 89423

***GRANT, BARGAIN and SALE DEED***

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

Carl V. Shearer and Georgeen T. Leiser, as Trustees of the Leiser-Shearer Family Living Trust, dated August 2, 2006

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

Anita M. Minton, a single woman and Dena Minton, an unmarried woman as joint tenants with right of survivorship

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

**LOT 13, IN BLOCK B, AS SET FORTH ON FINAL SUBDIVISION MAP LDA 01-047 PLANNED UNIT DEVELOPMENT FOR ARBOR GARDENS PHASE 4, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON OCTOBER 17, 2005, BOOK 1005, PAGE 7083, AS DOCUMENT NO. 657923.**

*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.

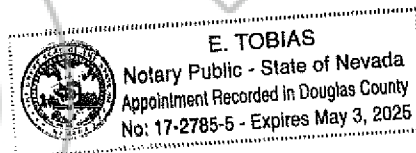
Georgeen T. Leiser, as Trustee of the Leiser-Shearer Family Living Trust, dated August 2, 2006

*Georgeen T. Leiser*  
Georgeen T. Leiser, Trustee

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

This instrument was acknowledged before me on July 15, 2022 by **Georgeen T. Leiser, as Trustee.**

*E. Tobias*  
Notary Public  
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2653315.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-03-311-015  
 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: \$460,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$460,000.00  
 d) Real Property Transfer Tax Due \$1,794.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

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: *Georgan T. Leiser* Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Georgan T. Leiser, Trustee of the Leiser-Shearer Family Trust  
 Address: 121 County Rd. 3709A  
 City: Splendora  
 State: TX Zip: 77372

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Anita M. Minton  
 Address: P.O. Box 2824  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 First American Title Insurance  
 Print Name: Company File Number: 143-2653315 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)