

A.P.N.: 1420-07-611-041

R.P.T.T.: \$1,879.80

**WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENTS TO:  
Susan M. Proffer and Jeffery F. Proffer  
3552 Shadow Lane  
Carson City, NV 89705**

### **GRANT, BARGAIN, SALE DEED**

THE INDENTURE WITNESSETH: That Lana M. Banks, Successor Trustee of the Leslie D. Sanford Family Trust dated August 12, 1997

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to Jeffery F. Proffer and Susan M. Proffer, husband and wife as Community Property with right of survivorship

all that real property situated in Douglas County, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS  
EXHIBIT "A"**

**COMMONLY KNOWN ADDRESS:  
3552 Shadow Lane  
Carson City, NV 89705**

**SUBJECT TO:** 1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:  
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The Leslie D Sanford Family Trust dated August 12, 1997

By: Lana M. Banks TTEE  
Lana M. Banks, Successor Trustee

STATE OF NEVADA  
COUNTY OF Washoe


This instrument was acknowledged before me on this 26 day of October, 2023,

by LANA M. BANKS

[Signature]

Signature of notarial officer

My Commission Expires: 5/1/24

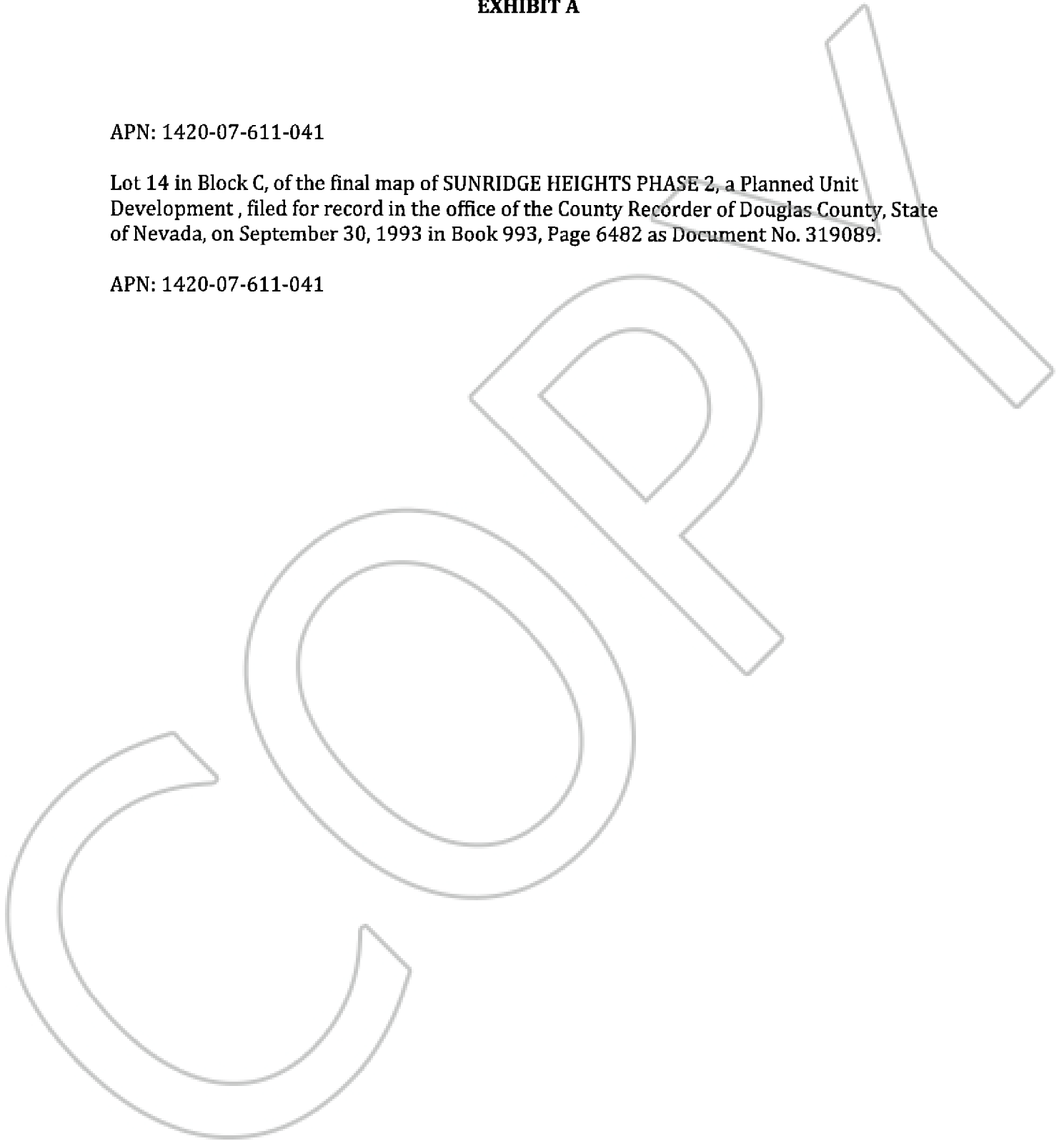
 **D. PRESTO**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 18-1162-2 - Expires May 1, 2026

**EXHIBIT A**

APN: 1420-07-611-041

Lot 14 in Block C, of the final map of SUNRIDGE HEIGHTS PHASE 2, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 30, 1993 in Book 993, Page 6482 as Document No. 319089.

APN: 1420-07-611-041



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-07-611-041  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$482,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$  
 c. Transfer Tax Value: \$482,000.00  
 d. Real Property Transfer Tax Due: 1,879.80
4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_
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 the 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: \_\_\_\_\_ Capacity: Grantor  
 Signature: [Signature] Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: <u>Lana M. Banks, Trustee of Sanford Family Trust</u>	Print Name: <u>Susan M. Proffer and Jeffery F. Proffer</u>
Address: <u>6527 Eagle Peak Drive</u>	Address: <u>3552 Shadow Lane</u>
City: <u>Carson City</u>	City: <u>Carson City</u>
State: <u>NV</u> Zip: <u>89701</u>	State: <u>NV</u> Zip: <u>89705</u>

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

Print Name: Landmark Title Assurance Agency of Nevada      Esc. #: 23-3423-DP  
 Address: 1755 East Plumb Lane, 260  
 City: Reno      State: NV      Zip: 89502

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED