

DOUGLAS COUNTY, NV **2023-1001845**  
RPTT:\$1634.10 Rec:\$40.00  
\$1,674.10 Pgs=4 **10/30/2023 02:55 PM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1220-21-710-050
<b>R.P.T.T.</b>	\$1,634.10
<b>File No.:</b>	2157929 MMB
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Joshua Carey	
1394 Leonard Road	
Gardnerville, NV 89460	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **AU Leonard LLC, a Nevada Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Joshua Carey, a single man**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 518 as shown on the Map of GARDNERVILLE RANCHOS UNIT NO. 7, according to the Map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974, in Book 374, Page 676, as Document No. 72456, 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: 10/25/23

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

AU Leonard LLC

Jeffrey Pitzer, Managing Member  
Jeffrey Pitzer, Managing Member

Anne Phillips Pitzer  
Anne Phillips Pitzer, Managing Member

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023  
By: Jeffrey Pitzer.

Signature: \_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

PLEASE SEE  
NOTARY ATTACHMENT

# 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 San Diego )

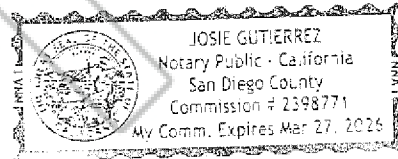
On October 26, 2023 before me, Josie Gutierrez, Notary Public  
(insert name and title of the officer)

personally appeared Jeffrey Harlan Pitzer  
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 [Handwritten Signature] (Seal)



Josie Gutierrez  
Notary Public - California  
San Diego County  
Commission # 2398771  
My Comm. Expires Mar 27, 2026

# 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 San Diego

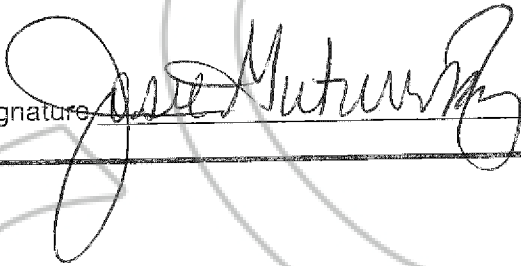
On October 25, 2023 before me, Josie Gutierrez, Notary Public  
(insert name and title of the officer)

personally appeared Anne Phillips Pitzer  
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.

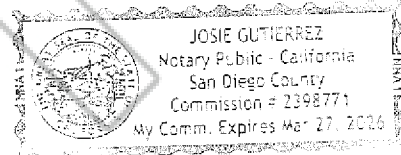
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



↓  
Josie Gutierrez  
Notary Public - California  
San Diego County  
Commission # 2398771  
My comm. Expires Mar 27, 2026

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-21-710-050  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 419,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 419,000.00  
 d. Real Property Transfer Tax Due                                \$ 1,634.10

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 MMBawlen                      Capacity                      Escrow Officer  
 Signature \_\_\_\_\_                      Capacity                      \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: AU Leonard LLC, a Nevada Limited Liability Company  
 Address: 4916 Ladera Sarina  
 City: Del Mar  
 State: CA                      Zip: 92014

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Joshua Carey  
 Address: 1394 Leonard Road  
 City: Gardnerville  
 State: NV                      Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 2157929 MMB  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville                      State: NV                      Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED