

**Recording Requested by and
When Recorded Return to:**

Lisa Marie Fraas, Esq.
Attorney at Law
Post Office Box 470
Tahoe Vista, California 96148

Send Tax Information to:

Sarah DeLeon and Martin DeLeon
1762 Heather Circle
Minden, NV 89423

Real Property Transfer Tax: None (Exemption 7)

APN 1320-30-112-001



SHAWNYNE GARREN, RECORDER E07

Space Above for Recorder's Use

GRANT, BARGAIN, SALE, WARRANTY DEED

THIS INDENTURE WITNESSETH: That Sarah DeLeon, an unmarried woman and Martin DeLeon, an unmarried man as joint tenants ("Grantors"), for no consideration, do hereby Convey, Grant, Bargain, Sell and Warrant to Sarah Rebecca Deleon, Trustee of the Sarah Rebecca Deleon Living Trust dated June 1, 2023 and any amendments thereto and Martin De Leon, Trustee of the Martin De Leon Living Trust dated June 1, 2023 and any amendments thereto ("Grantees"), as tenants in common, all real property situate in the County of Douglas, State of Nevada, described as follows:

Unit No. 1 as set forth in the Final Map of WESTWOOD PARK UNIT NO. III, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 29, 1989, in Book 1189, Page 3658, as Document No. 215633.

TOGETHER WITH an undivided 1/18th interest in and to the common area lying within the interior lines as set forth in the Final Map of WESTWOOD PARK UNIT NO. III, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 29, 1989, in Book 1189, Page 3658, as Document No. 215633.

Together with all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: Oct 26, 2023

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

APN No.: 1320-30-112-001

GRANTORS:

DATED: 10/26/2023

Sarah Rebecca De Leon
Sarah Rebecca Deleon

STATE OF NEVADA)

)ss.

COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 10/26/2023, by Sarah Rebecca Deleon, Trustee.



[Signature]
Notary Public

DATED: 10/26/2023

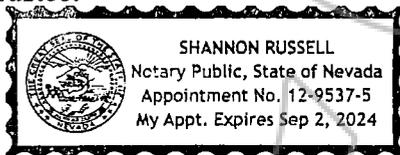
Martin De Leon
Martin De Leon

STATE OF NEVADA)

)ss.

COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 10/26/2023, by Martin De Leon, Trustee.



[Signature]
Notary Public

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-30-112-001
 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 ONLY | |
|-----------------------------------|------------|
| BOOK _____ | PAGE _____ |
| DATE OF RECORDING: <u>11/9/23</u> | |
| NOTES: <u>Trust on AB</u> | |

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: transfer of title to or from a trust without consideration with a certificate of trust

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 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 Attorney for trustees
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Martin De Leon
 Address: 1762 Heather Circle
 City: Minden
 State: Nevada Zip: 89423

Print Name: Martin De Leon, Trustee of the Martin De Leon Living Trust dated June 1, 2023
 Address: 1762 Heather Circle
 City: Minden
 State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Lisa Marie Fraas, Esq. NSB 4990 Escrow # _____
 Address: P.O. Box 470
 City: Tahoe Vista State: CA Zip: 96148