

DOUGLAS COUNTY, NV

2023-1002593

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

11/22/2023 01:58 PM

TICOR TITLE - GARDNERVILLE

SHAWNYNE GARREN, RECORDER

E07

WHEN RECORDED MAIL TO:

**Leland B. Bender
Bonnie Bender
1070 Wisteria Drive
Minden, NV 89423**

MAIL TAX STATEMENTS TO:

Same As Above

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

Space Above for Recorder's Use Only

APN No.: 1320-29-212-018

Escrow No. 2303417-RLT

R.P.T.T. \$\$ 0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Leland B. Bender, Acting Trustee of the Bender Family Trust
U/D/T 02/07/2011

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

Leland B. Bender and Bonnie Bender, Husband and Wife as joint tenancy with right of survivorship
all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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



The Bender Family Trust U/D/T 02/07/2011

Leland B. Bender
Leland B. Bender, Acting Trustee

~~-Bonnie Bender~~

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 11/17/2023

by Leland B. Bender

NOTARY PUBLIC



Escrow No.: 2303417-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 60, in Block D, as set forth on the Official Map of WINHAVEN, UNIT NO. 1, A Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on January 13, 1989, in Book 189, Page 1590, as Document No. 194373.

APN: 1320-29-212-018

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1320-29-212-018
- 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**
Notes:

Trust Verified BC

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____)
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section 7 _____
- b. Explain Reason for Exemption: Transferring our of their trust without consideration

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 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 Agent
 Signature _____ Capacity _____

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

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

Print Name: Leland B Bender, Acting Trustee of the Bender Family Trust U/D/T 02/07/2011
 Address: 1070 Wisteria Dr
 City: Minden
 State: NV Zip: 89423

Print Name: Leland B. Bender and Bonnie Bender
 Address: 1070 Wisteria Dr
 City: Minden
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Ticor Title of Nevada, Inc.
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

Escrow #: 2303417-RLT

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)