

DOUGLAS COUNTY, NV
RPTT:\$2925.00 Rec:\$40.00
\$2,965.00 Pgs=2

2023-1002786

12/01/2023 08:43 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1420-28-110-027
R.P.T.T.: \$2,925.00
Escrow No.: 23036742-SA
When Recorded Return To:
The John W. Eder and Nancy Eder Living
Trust, dated July 15, 2004
2972 Del Rio Lane
Minden, NV 89423

Mail Tax Statements to:
The John W. Eder and Nancy Eder Living
Trust, dated July 15, 2004
2972 Del Rio Lane
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Cynthia McLeod, a single woman

do(es) hereby Grant, Bargain, Sell and Convey to

John W. Eder and Nancy Eder, Trustees of The John W. Eder and Nancy Eder Living Trust, dated July 15, 2004

all that real property situated in the Town of Minden, County of Douglas, State of Nevada, described as follows:

Lot 99, in Block C, of Final Map of Saratoga Springs Estate, Phase 3, a Planned Unit Development, Map #98-045-3, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on June 23rd, 1998, as Document No. 442616.

Assessors Parcel No.: 1420-28-110-027

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

Dated this 21st day of November, 2023.

Cynthia McLeod
Cynthia McLeod

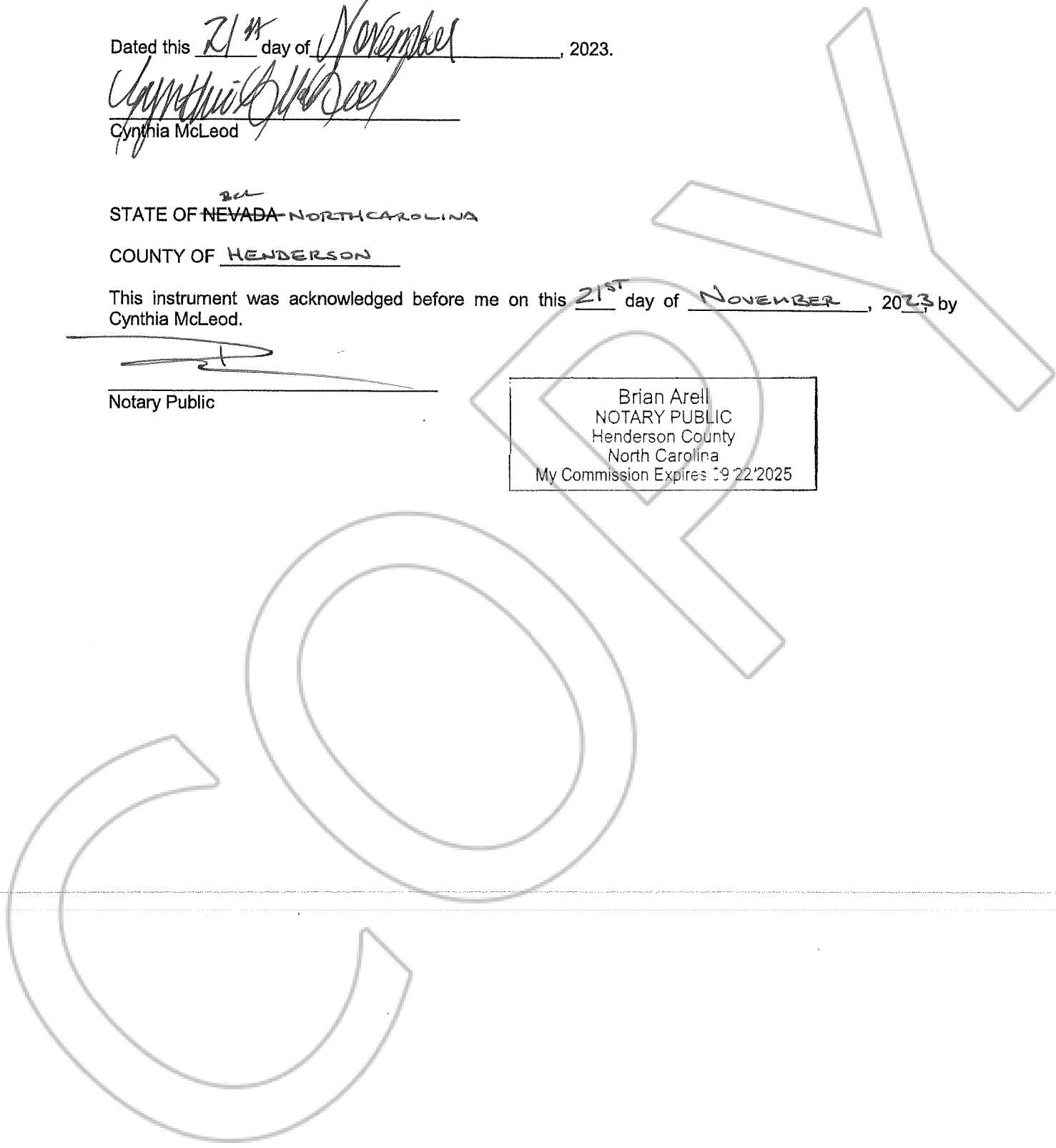
²⁰²
STATE OF ~~NEVADA~~ NORTH CAROLINA

COUNTY OF HENDERSON

This instrument was acknowledged before me on this 21st day of NOVEMBER, 2023 by
Cynthia McLeod.

[Signature]
Notary Public

Brian Arell
NOTARY PUBLIC
Henderson County
North Carolina
My Commission Expires 09/22/2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-28-110-027
 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: \$750,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$750,000.00
 d. Real Property Transfer Tax Due: \$2,925.00

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: *Cynthia McLeod* Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Cynthia McLeod
 Address: 44 Eastbury Dr, Apt 1
 City: Hendersonville
 State: NC Zip: 28792

BUYER (GRANTEE) INFORMATION
(REQUIRED)

John W. Eder and Nancy Eder,
 Trustees of The John W. Eder and
 Nancy Eder Living Trust, dated July 15,
 2004
 Print Name: 2004
 Address: 2972 Del Rio Lane
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23036742-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410