

DOUGLAS COUNTY, NV **2023-995708**
RPTT:\$4231.50 Rec:\$40.00
\$4,271.50 Pgs=3 **04/18/2023 11:11 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1419-35-111-001
R.P.T.T.: \$4,231.50
Escrow No.: 23033366-DR
When Recorded Return To:
The Angel Guard Living Trust dated May 27,
2006 and any amendments thereto
3764 Modena Place
San Diego, CA 92130

Mail Tax Statements to:
The Angel Guard Living Trust dated May 27,
2006 and any amendments thereto
3764 Modena Place
San Diego, CA 92130

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Erica L. Lecce, Trustee of The Tony and Erica Lecce 2009 Revocable Trust, dated July 27, 2009

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

Jane Li, Trustee of The Angel Guard Living Trust dated May 27, 2006 and any amendments thereto

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

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

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

Dated this 8th day of April, 2023.

The Tony and Erica Lecce 2009 Revocable Trust, dated July 27, 2009

BY: Erica L. Lecce
Erica L. Lecce
Trustee

STATE OF NEVADA

COUNTY OF EIKO

This instrument was acknowledged before me on this 8th day of April, 2023 by Erica L. Lecce, as Trustee of The Tony and Erica Lecce 2009 Revocable Trust, dated July 27, 2009.

Marianne K Ryder
Notary Public

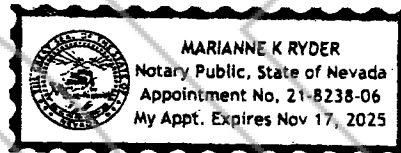


EXHIBIT "A"

Lot 17 in Block D, as shown on the Final Subdivision Map, Planned Unit Development PD 05-001, Montana, Phase 2C, 2D and 2E, filed for record in the Office of the Douglas County Recorder, State of Nevada, on December 17, 2007, in Book 1207, Page 3697, as Document No. 714941, Official Records.

APN: 1419-35-111-001

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-35-111-001
 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: \$1,085,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,085,000.00
 d. Real Property Transfer Tax Due: \$4,231.50

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: Erica L. Lecce Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Erica L. Lecce, Trustee of The Tony and Erica Lecce 2009 Revocable Trust, dated July 27, 2009
 Address: 361 Sun Valley Road
 City: Spring Creek
 State: NV Zip: 89815

Print Name: Jane Li, Trustee of The Angel Guard Living Trust dated May 27, 2006 and any amendments thereto
 Address: 3764 Modena Place
 City: San Diego
 State: California Zip: 92130

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23033366-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703