



00167650202309961890030034

SHAWNYNE GARREN, RECORDER

E07

APN# 1319-19-411-009

**Recording Requested by/Mail to:**

Name: David H. Bundy, P.C.

Address: 721 Depot Drive

City/State/Zip: Anchorage AK 99501

**Mail Tax Statements to:**

Name: Leathard Family L.L.C.

Address: 2026 Crataegus Circle

City/State/Zip: Anchorage AK 99508

Grant Deed

**Title of Document** (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

GRANT DEED

THIS INDENTURE WITNESSETH

That Steven James Leathard, as trustee of a Qualified Personal Residence Trust under a Trust Agreement dated as of June 8, 1995, whose address is 3726 North Point Drive, Anchorage, AK 99502 ("Grantor") does hereby grant, bargain, sell and convey to Steven James Leathard, individually, whose address is 3726 North Point Drive, Anchorage, AK 99502 ("Grantee") a one-half undivided interest in all of the Grantor's interest in that real property in the County of DOUGLAS, State of Nevada, being Assessor's Parcel Number 1319-19-411-009, specifically described as:

Lot 19, in Block 8, as shown on the Official Map of KINGSBURY ESTATES UNIT NO. 2, filed for record in the Office of the County Recorder of Douglas County, Nevada, on June 6, 1962, in Book 1 of Maps, as Document No. 20174.

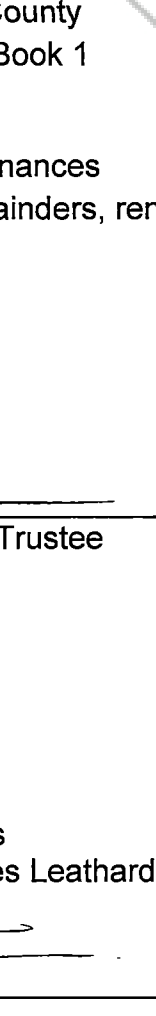
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

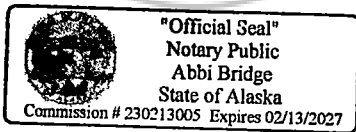
Dated this 4<sup>th</sup> day of April, 2023.

  
Steven James Leathard, Trustee

STATE OF ALASKA                    )  
  ) ss  
THIRD JUDICIAL DISTRICT        )

4<sup>th</sup> The foregoing instrument was acknowledged before me this  
day of April, 2023 by Steven James Leathard,  
Trustee

  
Notary Public in and for Alaska,  
My commission expires: 02/13/2027  
02/13/2027



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 11-226-19  
 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>5/1/23</u>	
NOTES: <u>Trust to AB</u>	
<u>APN: 1319-19-411-009</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 from trust to beneficiary  
without consideration

5. Partial Interest: Percentage being transferred: 50 %

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 \_\_\_\_\_ Capacity attorney for grantor

Signature \_\_\_\_\_ Capacity attorney for grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Steven James Leathard, trustee  
 Address: 3726 North Point Drive  
 City: Anchorage  
 State: AK Zip: 99502

Print Name: Steven James Leathard  
 Address: 3726 North Point Drive  
 City: Anchorage  
 State: AK Zip: 99502

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

Print Name: David H Bundy PC Escrow # \_\_\_\_\_  
 Address: 721 Depot Drive  
 City: Anchorage State: AK Zip: 99501

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)