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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

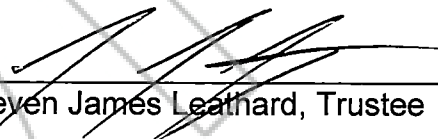
THIS INDENTURE WITNESSETH

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 Scott Peter Leathard, individually, whose address is 923 4th St SE Washington DC 20003 ("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.

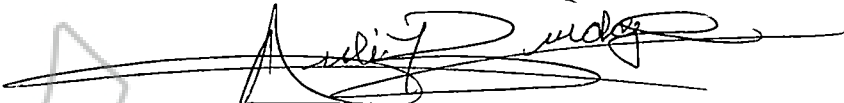
Dated this 4th day of April, 2023.



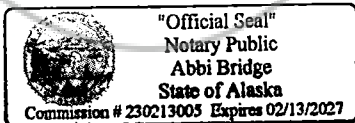
Steven James Leathard, Trustee

STATE OF ALASKA)
) ss
THIRD JUDICIAL DISTRICT)

4th 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



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>5/4/23</u>	
NOTES: <u>Trust for wife</u>	
PIN: <u>139-19-411-009</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: Scott Peter Leathard
Address: 923 4th St SE
City: Washington
State: DC Zip: 20003

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)