

DOUGLAS COUNTY, NV

**2023-999280**

RPTT:\$2320.50 Rec:\$40.00

\$2,360.50 Pgs=3

**08/07/2023 01:06 PM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1320-30-211-042

R.P.T.T.: \$2,320.50

Escrow No.: 23035784-KH

When Recorded Return To:

Lisa M. Leal

918 W. Cardinal Dr

Sunnyvale, CA 94087

Mail Tax Statements to:

Lisa M. Leal

918 W. Cardinal Dr

Sunnyvale, CA 94087

SPACE ABOVE FOR RECORDER'S USE

## **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Cynthia J. Morgan, Trustee of The MAT0532 Irrevocable Trust, dated December 30, 2015 and any amendments thereto**

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

**Lisa M. Leal, an unmarried woman**

all that real property situated in the Town of Minden, 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 26<sup>th</sup> day of July, 2023.

The MAT0532 Irrevocable Trust, dated December 30, 2015 and any amendments thereto


BY: Cynthia J. Morgan  
Cynthia J. Morgan  
Trustee

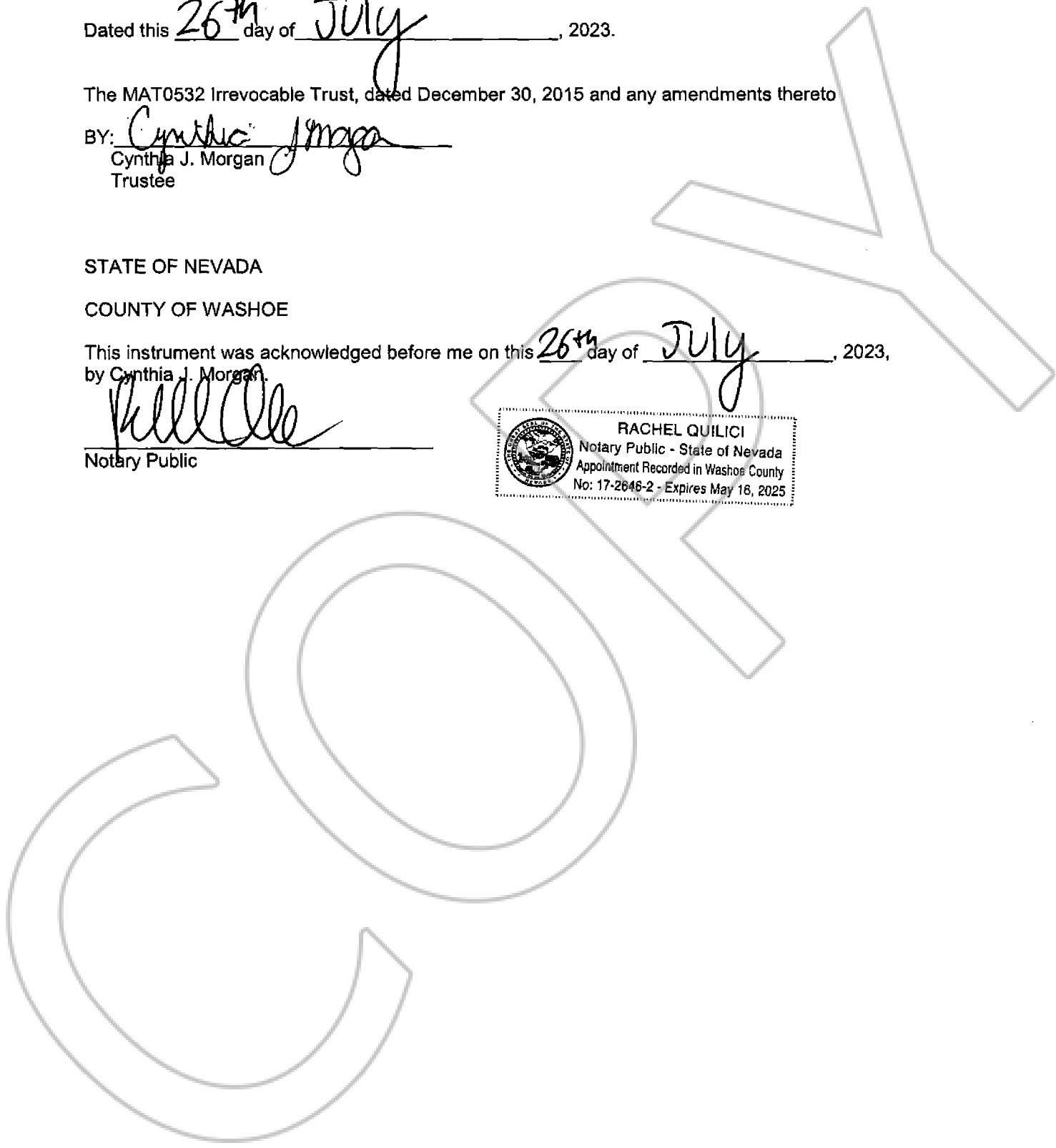
STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on this 26<sup>th</sup> day of July, 2023,  
by Cynthia J. Morgan.

[Signature]  
Notary Public

 RACHEL QUILICI  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 17-2646-2 - Expires May 18, 2025



## EXHIBIT "A"

Lot 3, in Block H, of Westwood Village, Unit No. 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on October 5th, 1979, as Document No. 37417 and Certificate of Amendment recorded July 14, 1980, in Book 780, Page 783, as Document No. 46166, and Certificate of Amendment recorded January 31, 1991, as Document No. 243938, and Certificate of Amendment recorded January 3, 1994, in Book 194, Page 130, as Document No. 326601.

Assessors Parcel No.: 1320-30-211-042



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-30-211-042  
 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: \$595,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$595,000.00  
 d. Real Property Transfer Tax Due: \$2,320.50

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: Cynthia Morgan<sup>ms</sup> Capacity: \_\_\_\_\_ Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

|  |                                 |                                 |                                     |
|--|---------------------------------|---------------------------------|-------------------------------------|
| Cynthia J. Morgan, Trustee of The<br>MAT0532 Irrevocable Trust, dated<br>December 30, 2015 and any<br>amendments thereto |                                 | Print Name: <u>Lisa M. Leal</u> |                                     |
| Print Name:  | <u>1625 Highway 88 Ste. 304</u> | Address:                        | <u>918 W. Cardinal Dr</u>           |
| Address:   | <u>Minden</u>                   | City:                           | <u>Sunnyvale</u>                    |
| City:  | <u>NV</u> <u>Zip: 89423</u>     | State:                          | <u>California</u> <u>Zip: 94087</u> |
| State:   |                                 |                                 |                                     |

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23035784-KH  
 Address: 1450 Ridgeview Dr, Ste 100  
 City: Reno State: NV Zip: 89519