

**APN: 1022-17-002-016**

R.P.T.T.: \$0.0

Exempt: (NRS 375.090, Section 7) -

**RECORDING REQUESTED BY:**Leonard J. Vella  
1539 Holbrook Bluffs Ct.  
Wellington, NV 89444**AFTER RECORDING MAIL TO:**Leonard J. Vella  
1539 Holbrook Bluffs Ct.  
Wellington, NV 89444**MAIL TAX STATEMENT TO:**Leonard J. Vella  
1539 Holbrook Bluffs Ct.  
Wellington, NV 89444

00176966202410041110040042

SHAWNYNE GARREN, RECORDER

E07

I/We the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for the recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

**GRANT, BARGAIN AND SALE DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT,

LEONARD J. VELLA, an unmarried man,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
does hereby GRANT, BARGAIN, SELL, AND CONVEY, to:LEONARD J. VELLA, as Trustee of  
THE SWEEPER TRUST

UAD April 6, 2005, and any amendments thereto.

ALL of their interest in the real property situated in the City of Wellington, County of Douglas, State of Nevada, more particularly described in EXHIBIT "A", attached hereto and incorporated herein, together with all and singular tenements, hereditaments, and appurtenances thereunto belongings or in anywise appertaining, and any reversions, remainders, rents, issues profits thereof.

- SUBJECT TO: 1. Taxes for the current fiscal year, paid current.
2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record if any

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The parties have approved the preparation of this deed and assume all liability whatsoever to the accuracy of the legal description and/or the status of the title to the property.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

WITNESS my hand(s), this 27th day of December, 2023

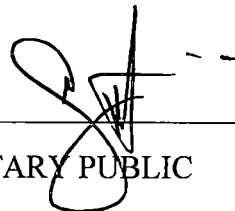


LEONARD J. VELLA

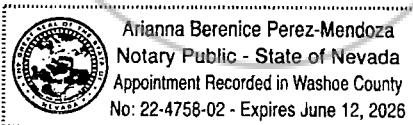
STATE OF NEVADA  
COUNTY OF WASHOE

This instrument was acknowledged before me on this 27th day of December, 2023,  
by: LEONARD J. VELLA

(Notary Stamp)



NOTARY PUBLIC



APN: 1022-17-002-016

**EXHIBIT "A"**

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

BEING A PORTION OF THE SOUTH 1/2 SECTION 17, TOWNSHIP 10 NORTH,  
RANGE 22 EAST, M.D.B. &M. FURTHER DESCRIBED AS FOLLOWS:

PARCEL 1B AS SET FORTH ON PARCEL MAP 1, LDA 05-026 FOR DA  
DEVELOPMENT INC., FILED IN THE OFFICE OF THE DOUGLAS COUNTY  
RECORDER, ON NOVEMBER 17, 2006, IN BOOK 1106, PAGE 6434, AS  
DOCUMENT NO. 688964.

Commonly known as: 1539 Holbrook Bluff, Wellington, NV 89444

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1022-17-002-016
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |                             |              |                                        |                 |
|-----------------------------|--------------|----------------------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/>            | 2-4 Plex        |
| e) <input type="checkbox"/> | Apt. Bldg.   | f) <input type="checkbox"/>            | Comm'l/Ind'l    |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/> | Other        |                                        |                 |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>Leased Trust - P</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 to Trust without consideration

5. Partial Interest: Percentage being transferred: 100 %

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 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 Leonard J. Vella Capacity Grantor/Grantee

Signature Leonard J. Vella Capacity Grantor/Grantee

**SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION**

(REQUIRED)	(REQUIRED)
Print Name: <u>Leonard J. Vella</u>	Print Name: <u>THE SWEEPER TRUST uad April 6, 2005</u>
Address: <u>1539 Holbrook Bluffs Ct.</u>	Address: <u>1539 Holbrook Bluffs Ct.</u>
City: <u>Wellington</u>	City: <u>Wellington</u>
State: <u>NV</u> Zip: <u>89444</u>	State: <u>NV</u> Zip: <u>89444</u>

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Leonard J. Vella Escrow # \_\_\_\_\_

Address: 1539 Holbrook Bluffs Ct.

City: Wellington State: NV Zip: 89444