DOUGLAS COUNTY, NV

2024-1006712

RPTT:\$5148.00 Rec:\$40.00 \$5,188.00 Pgs=3

04/16/2024 01:29 PM

TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1319-03-710-021

Order No.: TTR2400432-RT

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Grant Leonard and Laura Leonard 1144 Hogarth Way El Dorado Hills, CA 95762

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT, BARGAIN AND SALE DEED

R.P.T.T \$5,148.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Allison Ann Hyland, Acting Trustee of the The Norman V. Findley and Ann Findley Revocable Living Trust dated March 25, 1985,

do(es) hereby GRANT, BARGAIN AND SELL to

Grant Leonard and Laura Leonard, Husband and Wife as Joint Tenants with right of survivorship

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

#### Subject to:

- 1. All general and special taxes for the current fiscal year.
- 2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

# SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR GRANT BARGAIN SALE DEED

Dated: 4.12.2024			
Allison Ann Hyland, Acting Trustee of The Norman V. Findley and Ann Findley Revocable Living Trust dated March 25, 1985			
BY: aleion am Hand, acting Trustee			
Allison Ann Hyland, Acting Trustee			
County of Deus As Hunterdon			
County of Bousias Hunterdon			
This instrument was acknowledged before me on this 12 day of 4pr,il 2024, Allison Ann Hyland, Acting Trustee			
Notary Molic			
[SEAL]  CHERYL B BROWN  Notary Public, State of New Jersey  Comm. # 50202605			
Comm. # 50202665 My Commission Expires 9/2/2027			

Grant Bargain and Sale Deed SCA0002455.doc / Updated: 07:19.22

NV-CT-FARE-01313.421007-TTR2400432

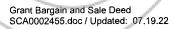
## **EXHIBIT "A"**

**Legal Description** 

For APN/Parcel ID(s): 1319-03-710-021

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

Lot 29 in Block F, of the Final Map of GENOA LAKES PHASE 1, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 16, 1993, in Book 393 of Official Records, at Page 3260, Document No. 302137.



NV-CT-FARE-01313.421007-TTR2400432

### STATE OF NEVADA DECLARATION OF VALUE

1.		Assessor's Parcel Number(s) 1319-03-710-021	\ \
	b		_ \ \
	C		\ \
	d		\ \
2.		Type of Property:	
		a. U Vacant Land b. Single Fam. Re	s. FOR RECORDERS OPTIONAL USE ONLY
		c. Condo/Twnhse d. 2-4 Plex	BookPage:
		e. $\square$ Apt. Bldg f. $\square$ Comm'l/Ind'l	Date of Recording:
		g. Agricultural h. Mobile Home	Notes:
		☐ Other	
3.		a. Total Value/Sales Price of Property	\$ 1,320,000.00
		b. Deed in Lieu of Foreclosure Only (value of pro	operty) ( )
		c. Transfer Tax Value:	\$ 1,320,000.00
		d. Real Property Transfer Tax Due	\$ 5,148.00
4.		If Exemption Claimed:	
		a. Transfer Tax Exemption per NRS 375.090, Se	ction NONE
		b. Explain Reason for Exemption:	
5		Partial Interest: Percentage being transferred: 1	00.00%
		undersigned declares and acknowledges, under pe	
		NRS 375.110, that the information provided is co	
		can be supported by documentation if called upon	
Fι	ırı	hermore, the parties agree that disallowance of an	y 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.			
		Chia market	
51	gı	nature XXX XXIII	Capacity: Agent
SI	E)	LLER (GRANTOR) INFORMATION	<b>BUYER (GRANTEE) INFORMATION</b>
pr.		(REQUIRED)	(REQUIRED)
Pr	ir	t Name: Allison Ann Hyland, Acting Trustee	
/		The Norman V. Findley and Ann Findle	
		Revocable Living Trust dated March 2:	0,
_	de	lress: 36 Forge Hill Road	Address: 1144 Hogarth Way
_	_	: Glen Gardener	City: El Dorado Hills
		e: NJ Zip: 08820	State: CA Zip: 95762
7	٧.	MPANY/PERSON REQUESTING RECORDS	
		t Name: Ticor Title of Nevada, Inc.	Escrow # TTR2400432
. —	_	Iress: 1483 US Hwy 395 N, Suite B	LICETOUTJ2
Ci	•		State: NV Zip: 89410
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AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED