

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: Allison Ann Hyland, Acting Trustee

Allison Ann Hyland, Acting Trustee

State of ~~NEVADA~~ ^(NJ) New Jersey
County of ~~DOUGLAS~~ ^(HUNTERDON) Hunterdon

This instrument was acknowledged before me on this 12 day of April
2024, Allison Ann Hyland, Acting Trustee

[Signature]
Notary Public

[SEAL]

CHERYL B BROWN
Notary Public, State of New Jersey
Comm. # 50202665
My Commission Expires 9/2/2027

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.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1319-03-710-021
 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
 Other

| | |
|--|-------------|
| FOR RECORDERS OPTIONAL USE ONLY | |
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

3. a. Total Value/Sales Price of Property \$ 1,320,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 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, Section NONE
 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 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 *Allison Ann Hyland* Capacity: Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

Print Name: Grant Leonard and Laura Leonard

Address: 36 Forge Hill Road
 City: Glen Gardener
 State: NJ Zip: 08820

Address: 1144 Hogarth Way
 City: El Dorado Hills
 State: CA Zip: 95762

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

Print Name: Ticor Title of Nevada, Inc.
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville

Escrow # TTR2400432
 State: NV Zip: 89410