

APN: 1420-29-711-010

RPTT: 3,217.50

Escrow No.: TTL-24-5505

When recorded return to:

Stewart Lehman AND Angela Lehman

1153 Country Club Dr.

Minden, NV 89423

Mail Tax Statement to:

Grantee same as above

DOUGLAS COUNTY, NV
RPTT:\$3217.50 Rec:\$40.00
\$3,257.50 Pgs=4
TOIYABE TITLE
SHAWNYNE GARREN, RECORDER

2024-1006969

04/23/2024 12:40 PM

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That **Steven James Messer, Successor Trustee of The Messer Family Trust dated September 1, 1988**

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to **Stewart Lehman and Angela Lehman, husband and wife as joint tenants with right of survivorship**

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

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature continues on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. TTL-24-5505
Page Two

Witness my hand(s) this 4 day of APRIL, 2024.

The Messer Family Trust dated September 1, 1988

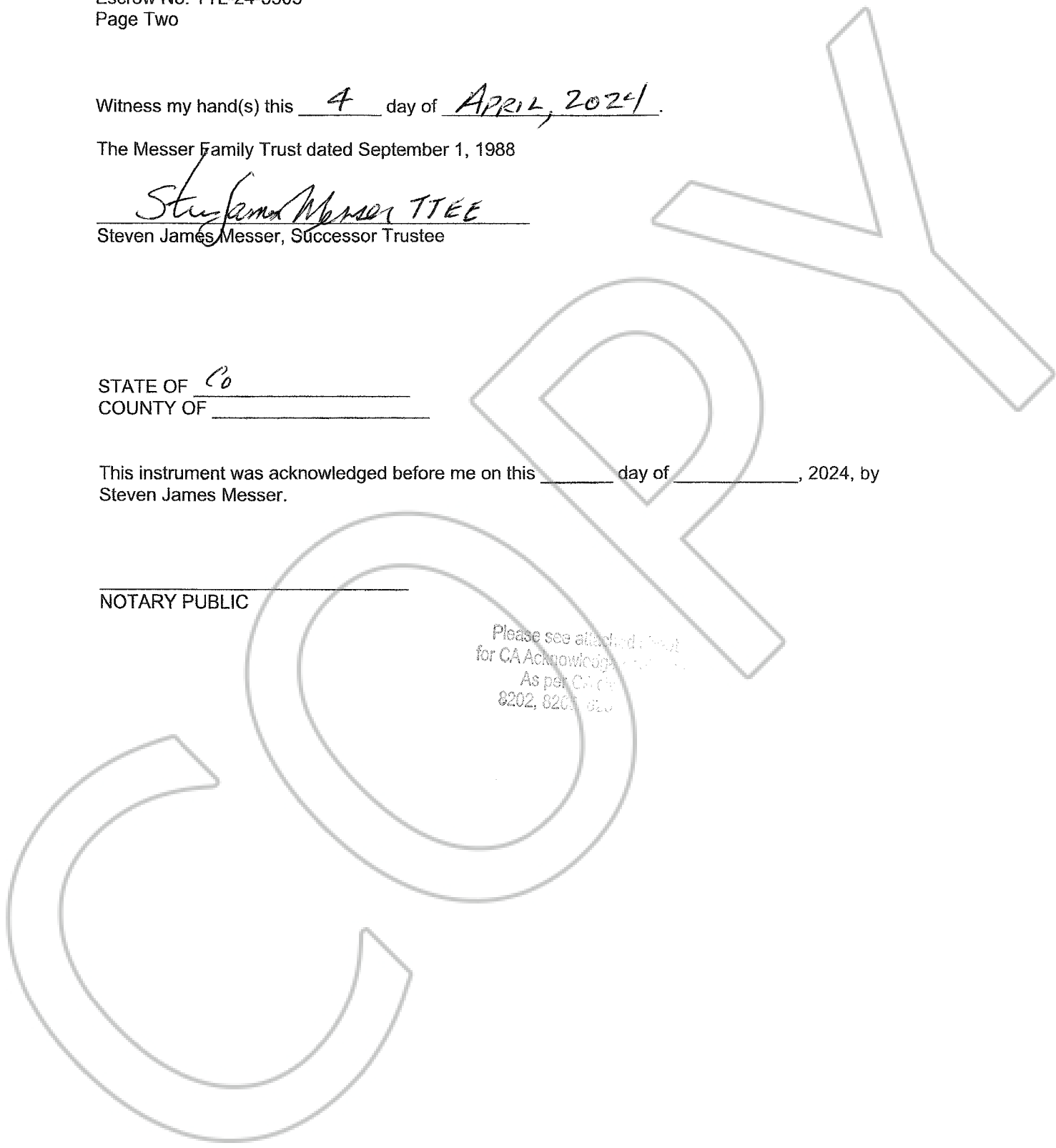
Steven James Messer TTEE
Steven James Messer, Successor Trustee

STATE OF CO
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 2024, by
Steven James Messer.

NOTARY PUBLIC

Please see attached sheet
for CA Acknowledgment
As per CA Code
8202, 8203, etc.



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa)

On April 4th, 2024 before me, DJ Hawkins, Notary Public
(insert name and title of the officer)

personally appeared Steven James Messer
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



Exhibit "A"

Lot 41. in Block D of Saratoga Springs Estates, Unit 1, a Planned Unit Development, as shown on the official Map. recorded in the office of the County Recorder on June 16, 1990, in Book 690, Page 525, as Document No. 227472.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**


1. Assessor Parcel Number(s)
 a) 1420-29-711-010
 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: \$825,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$825,000.00
 d. Real Property Transfer Tax Due: \$3,217.50
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:  Capacity: Escrow Officer
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Steven James Messer, Successor Trustee of The Messer Family Trust</u>	Print Name: <u>Stewart Lehman and Angela Lehman</u>
Address: <u>141 Sedgefield Court</u>	Address: <u>1153 Country Club Drive</u>
City: <u>San Ramon</u>	City: <u>Minden</u>
State: <u>CA</u> Zip: <u>94583</u>	State: <u>NV</u> Zip: <u>89423</u>

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

Print Name: Toiyabe Title, LLC Esc. #: TTL-24-5505
 Address: 1625 Nevada 88, Suite 407
 City: Minden State: NV Zip: 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED