

DOUGLAS COUNTY, NV **2024-1008539**
RPTT:\$2603.25 Rec:\$40.00
\$2,643.25 Pgs=3 **05/28/2024 11:31 AM**
SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1319-18-210-005

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

The Cesear Family Trust
1756 Mission Cliff Drive
San Diego, CA 92116

Escrow No.: ZC3802-JL

RPTT \$2,603.25

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Patrick N Bleakney and Linda M Bleakney, Husband And Wife As Joint Tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Thomas Michael Cesear and Teresa Kathleen Cesear, co-trustees of The Cesear Family Trust dated June 7, 2014

all that real property in the City of Stateline, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Patrick N. Bleakney
Patrick N Bleakney

Linda M Bleakney
Linda M Bleakney

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 5-21-2024

by Patrick N. Bleakney & Linda M Bleakney

Jane (seal)
Notary Public

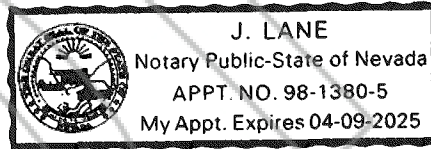


EXHIBIT A"

A parcel of land lying wholly within the Northwest ¼ of Section 18, Township 13 North, Range 19 East, M.D.B.&M., being more fully described as follows:

Commencing at the West ¼ corner of said Section 18; thence North along the West line of said Section 18 North 00°23'38" East a distance of 922.67 feet; thence leaving said section line North 48°30'00" East a distance of 282.30 feet to the TRUE POINT OF BEGINNING; thence continuing North 48°30'00" East 40 feet to the beginning of a tangent curve to the left having a central angle of 13°34'05" and a radius of 230.00 feet; thence along said curve an arc distance of 54.47 feet; thence to said curve North 34°55'55" East 125.97 feet; thence South 20°26'35" East 179.21 feet to a point on a curve having a tangent bearing of South 54°17'47" East, a central angle of 24°03'05" and a radius of 250.00 feet; thence along said curve an arc distance of 104.94 feet; thence North 60°16'18" West 150.59 feet to the POINT OF BEGINNING.

Said parcel also known as Lot 6, Kingsbury Acres Unit 4 as set forth on the County Assessor's Map, which is an unrecorded Map.

APN: 1319-18-210-005

Document Number 287651 is hereby provided pursuant to NRS 111.312

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1319-18-210-005
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$667,499.00
Transfer Tax Value \$667,499.00
Real Property Transfer Tax Due: \$2,603.25

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 *Thomas Michael Cesear*
Signature Thomas Michael Cesear

Grantor Agent
Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Patrick N Bleakney
Address: PO Box 4702
Stateline, NV 89449

BUYER (GRANTEE) INFORMATION
(Required)

Print Name Thomas Michael Cesear and Teresa Kathleen Cesear, co-trustees of The Cesear Family Trust dated June 7, 2014
Address: 1756 MISSION CLIFF DR
SAN DIEGO CA 92116

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

Print Name: Signature Title Company LLC Escrow #: ZC3802-JL
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED