

DOUGLAS COUNTY, NV

2024-1008641

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=6

05/30/2024 02:10 PM

GVM LAW, LLP

SHAWNYNE GARREN, RECORDER

E01

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**  
KIMBERLY GAMBRALL, ESQ.  
GVM LAW, LLP  
2540 Douglas Blvd. Suite 100  
Roseville, CA 95661

**QUITCLAIM DEED**

204 Glenbrook Inn Rd. Glenbrook, NV

Documentary Transfer Tax is \$0.00.

APN: 1417-10-710-045



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SPACE ABOVE THIS LINE FOR RECORDER USE ONLY

1. This is a transfer resulting in a mere change in identity, form or place of organization, and is therefore exempt from the Real Property Transfer Tax (Nevada Revised Statutes Annotated Section 375.090).

2. On January 13, 2021, Leavitt Family Partnership, LP, a California limited partnership converted from a limited partnership to a limited liability company Leavitt Family, LLC, a California limited liability company (the "**Company**"), with ownership before and after the conversion remaining identical.

3. The Articles of Conversion were recorded in accordance with California law, in the County of Douglas, State of Nevada on March 12<sup>th</sup> of 2021, Document Number : 2021-963410.

4. Accordingly, the Company is recording this to demonstrate title to property has changed names from Leavitt Family Partnership, LP to Leavitt Family, LLC.

LEAVITT FAMILY PARTNERSHIP, LP hereby transfers, assigns and quitclaims to LEAVITT FAMILY, LLC, that certain unincorporated property in the, County of Douglas, State of Nevada described as follows:

***LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART  
HEREOF AND DESIGNATED AS EXHIBIT "A"***

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**MAIL TAX STATEMENTS TO:** Margaret Leavitt 5544 Linda Lane, Carmichael, CA 95608

April 28  
Dated: ~~May 24~~, 2024

LEAVITT FAMILY, LLC

\_\_\_\_\_  
By: Margaret G. Leavitt, Manager

  
\_\_\_\_\_  
By: Jonathan Leavitt, Manager

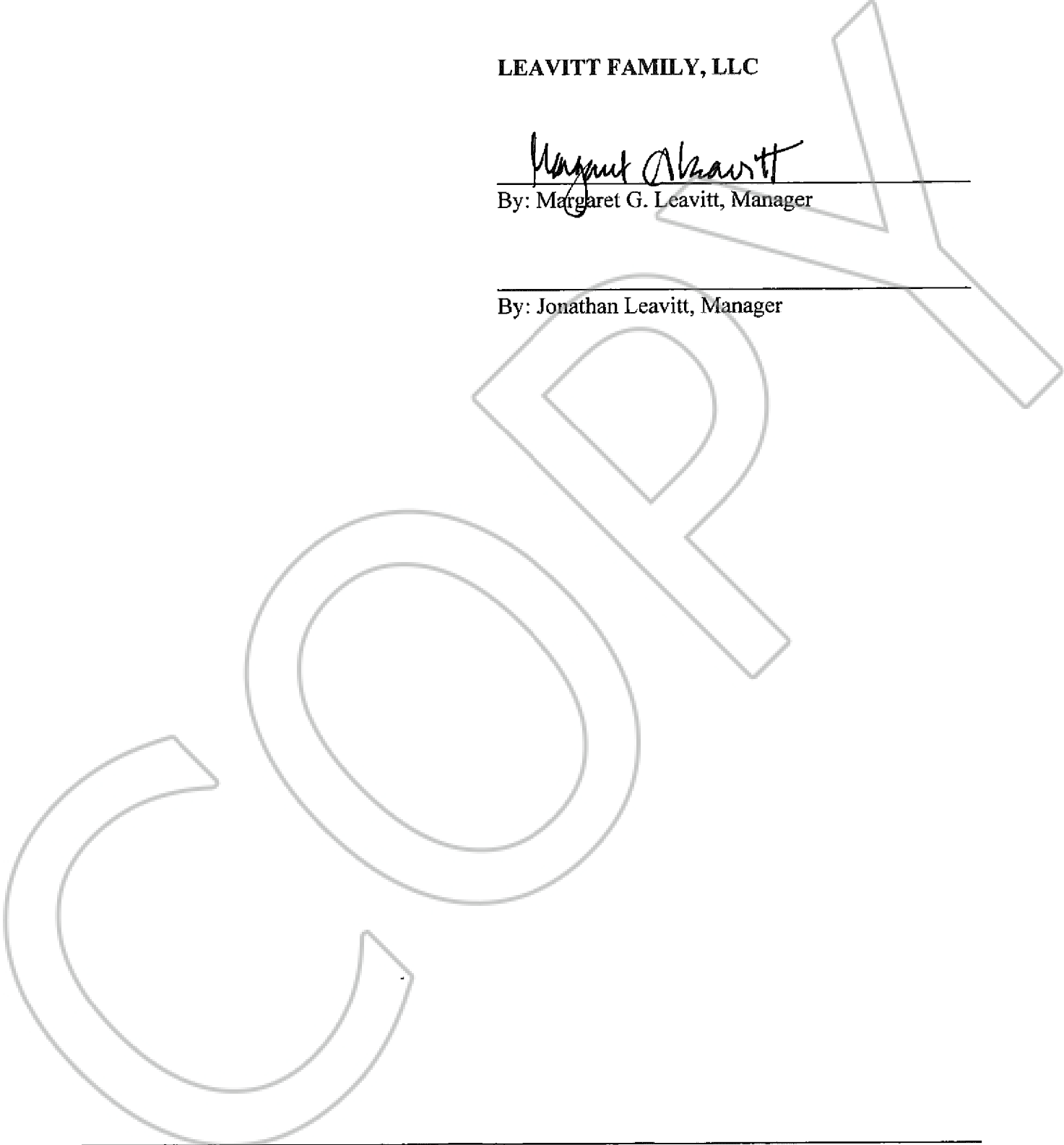
MAIL TAX STATEMENTS TO: Margaret Leavitt 5544 Linda Lane, Carmichael, CA 95608

Dated: May 24, 2024

**LEAVITT FAMILY, LLC**

  
By: Margaret G. Leavitt, Manager

\_\_\_\_\_  
By: Jonathan Leavitt, Manager



**MAIL TAX STATEMENTS TO:** Margaret Leavitt 5544 Linda Lane, Carmichael, CA 95608

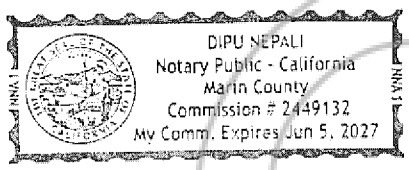
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF Marin                    )

On April 28, 2024 before me, Dipu Nepali, a Notary Public, personally appeared JONATHAN LEAVITT, 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/her/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.



Dipu Nepali  
Notary Public

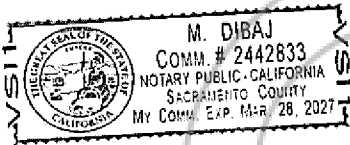
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF Sacramento ) ss.

On <sup>MAY</sup> April 24, 2024 before me, M DIBAJ, a Notary Public, personally appeared MARGARET G. LEAVITT, 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/her/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.



M DIBAJ  
Notary Public

**MAIL TAX STATEMENTS TO:** Margaret Leavitt 5544 Linda Lane, Carmichael, CA 95608

EXHIBIT A

Parcel 1:

Lot 52, Block B, as shown on the Second Amended Plat of GLENBROOK UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on January 20, 1980, in Book 180, at Page 1512, as Document No. 41035, Official Records of Douglas County, Nevada.

Assessor's Parcel No. 01-162-02

Parcel 2:

The exclusive right to use for garage purposes that parcel designed by "Garage Easement" that is appurtenant to Lot 52 in Block B as shown on the Second Amended Plat of Glenbrook Unit No. 2, filed in the office of the County Recorder of Douglas County, Nevada, on January 30, 1980.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1418-10-710-045  
 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'/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 DATE OF RECORDING: \_\_\_\_\_  
 NOTES: Op Agmt & Partnership Agmt - Verified js

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 # 375.090 (1)  
 b. Explain Reason for Exemption: Change in identity, form or place of organization.

5. Partial Interest: Percentage being transferred: 100.0%

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 Margaret Akhavit Capacity Partner

Signature Margaret Akhavit Capacity Member

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Leavitt Family Partnership, L.P.  
 Address: 5544 Linda Lane  
 City: Carmichael  
 State: CA Zip: 95608

Print Name: Leavitt Family, LLC  
 Address: 5544 Linda Lane  
 City: Carmichael  
 State: CA Zip: 95608

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)