

APN: 1420-05-427-002

RETURN RECORDED DEED TO:
KYLE A. WINTER, ESQ.
ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702


00182891202410092760040046
SHAWNYNE GARREN, RECORDER E07

GRANTEES/MAIL TAX STATEMENTS TO:
Karen Lederer and Carla Moseley, Trustees
3631 Pulsar Lane Unit 2
Carson City, NV 89705

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on June 18, 2024, by and between KAREN LEDERER, an unmarried woman and CARLA J. MOSELEY, an unmarried woman, as joint tenants, Grantors, and KAREN LEDERER and CARLA MOSELEY, Trustees of THE LEDERER MOSELEY LIVING TRUST, Grantees.

WITNESSETH:

The Grantors, for good and valuable consideration to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the grantees, and to their successors and assigns, all that certain parcel of real property situate in the Douglas County, State of Nevada, bounded and described as follows:

PARCEL 1:

Unit 2, Building 17, of the Final Condominium Map DP 18-0244 for The Commons South at Valley Knolls, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on December 7th, 2021, as Document No. 2021-978119.

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PARCEL 2:

An undivided interest in and to the Common Areas, as said common areas are shown on the map of said condominium project.

PARCEL 3:

A non-exclusive easement of use and enjoyment purposes in, to, and throughout the common elements for ingress, egress, support, utilities, drainage and all other purposes.

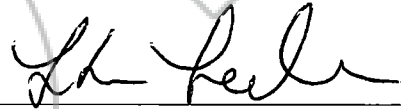
Assessors Parcel No.: 1420-05-427-002

(Pursuant to NRS 111.312 this legal description was previously recorded on August 30, 2023, as Document No. 2023-999996, Official Records of Douglas County, State of Nevada.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.



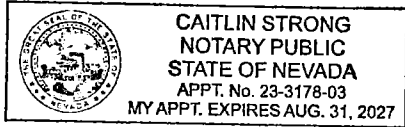
KAREN LEDERER



CARLA J. MOSELEY

STATE OF NEVADA)
 : ss.
CARSON CITY)

On June 18, 2024, personally appeared before me, a notary public, KAREN LEDERER and CARLA J. MOSELEY, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.



CS
NOTARY PUBLIC

COPY

State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

- a) 1420-05-427-002
b)

2. Type of Property:

- a) [] Vacant Land b) [x] Single Family Res.
c) [] Condo/Townhouse d) [] 2-4 Plex
e) [] Apartment Bldg. f) [] Comm'l/Ind'l
g) [] Agricultural h) [] Mobile Home
i) [] Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #:
Book: Page:
Date of Recording: 6/20/24
Notes: Trust OR 148

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$
Transfer Tax Value: \$
Real Property Transfer Tax Due: \$ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
b. Explain Reason for Exemption: A transfer of title to a trust without consideration if a certificate of trust is presented at the time of transfer.

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 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 [Signature] Capacity Agent
Signature [Signature] Capacity Agent

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name Karen Lederer and Carla Moseley Print Name Karen Lederer and Carla Moseley, Trustees of THE LEDERER MOSELEY LIVING TRUST
Address: 3631 Pulsar Lane, Unit 2 Address 3631 Pulsar Lane, Unit 2
City: Carson City City: Carson City
State: NV Zip: 89705 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow #
Address: 402 North Division Street, P.O. Box 646
City: Carson City State NV Zip 89702