

APN: 1320-23-002-064
R.P.T.T.: \$1,092.00
Escrow No.: 23038463-SA
When Recorded Return To:
John Leonti
878 El Rio Drive
San Jose, CA 95125

Mail Tax Statements to:
John Leonti
878 El Rio Drive
San Jose, CA 95125

DOUGLAS COUNTY, NV
RPTT:\$1092.00 Rec:\$40.00
\$1,132.00 Pgs=2
2024-1010562
07/31/2024 08:39 AM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Tuyen Mackay, a married woman as her sole and separate property

do(es) hereby Grant, Bargain, Sell and Convey to

John Leonti, a single man

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

PARCEL 1:

Lot 35, of Final Map #PD 99-12-01, Grandview Estates, Phase 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on January 6th, 2003, as Document No. 562908.

PARCEL 2:

A non-exclusive stormwater drainage easement as set forth in the Grant of Storm Water Drainage Easement and Maintenance Agreement dated June 27, 2011, recorded July 22, 2011 in Book 711, Page 4134, as Document No. 786781, of official records.

Assessors Parcel No.: 1320-23-002-064

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

Dated this 23rd day of July, ^{2024 TM} ~~2025~~.

Tuyen Mackay
Tuyen Mackay

^{IDMHR mke}
STATE OF NEVADA
^{mke}
COUNTY OF Clark

This instrument was acknowledged before me on this 23rd day of July, 2024, by Tuyen Mackay.

Melissa K Cook
Notary Public

MELISSA K COOK
Notary Public - State of Idaho
Commission Number 20191167
My Commission Expires Jun 10, 2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-23-002-064
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$280,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$280,000.00
 d. Real Property Transfer Tax Due: \$1,092.00

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: *JA* Capacity: Grantor *Escrow*
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Tuyen Mackay
 Address: 9953 Stony Brook Way
 City: Middleton
 State: ID Zip: 83644

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: John Leonti
 Address: 878 El Rio Drive
 City: San Jose
 State: California Zip: 95125

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23038463-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED