

A.P.N.: 1320-33-110-013
File No: 121-2674940 (JP)
R.P.T.T.: \$2,550.60

When Recorded Mail To: Mail Tax Statements To:
Timothy LeBlanc and Leslie LeBlanc
1216 Spur Way
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TL Kingsbury Estates, L.P., a California limited partnership

do(es) hereby *GRANT, BARGAIN and SELL* to

Timothy LeBlanc and Leslie LeBlanc, Trustees of the LeBlanc 2018 Family Trust dated
September 7, 2018

the real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1:

Lot 56 as shown on final subdivision map a planned unit development as modified under PD 04-008-4 for HEYBOURNE MEADOWS PHASE IIIA, recorded in the Office of the Douglas County Recorder, State of Nevada, on November 19, 2021, as Instrument No. 2021-977368, Official Records.

Parcel 2:

An easement for ingress and egress over private streets and common areas as shown and delineated on said map.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.


TL Kingsbury Estates, L.P., a California limited partnership
By: TL Management, Inc., a California corporation
Its: General Partner



Jay Timothy Lewis, President

STATE OF **NEVADA**)
 : ss.
COUNTY OF **WASHOE**)

This instrument was acknowledged before me on 6/27/24 by
Jay Timothy Lewis, President .



Notary Public
(My commission expires: 7/19/27)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-33-110-013
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$653,971.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$653,971.00
- d) Real Property Transfer Tax Due \$2,550.60

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: _____

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: TL Kingsbury Estates, L.P.

Print Name: Timothy LeBlanc and Leslie LeBlanc, Trustees

Address: 3500 Douglas Blvd., Suite 270

Address: 1216 Spur Way

City: Roseville

City: Gardnerville

State: CA Zip: 95661

State: NV Zip: 89410

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

Print Name: First American Title Insurance Company

File Number: 121-2674940 JP/ JP

Address: 5470 Kietzke Lane, Ste 230

City: Reno

State: NV Zip: 89511-2043

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