

DOUGLAS COUNTY, NV

2024-1011474

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/26/2024 01:44 PM

CLEAREDGE TITLE, INC.

SHAWNYNE GARREN, RECORDER

E03

Return to & Mail Tax Statements to:
Leon Mark Kizer and Francisca Saldivar Kizer
738 Mustang Lane
Gardnerville, NV 89410

Property Tax ID#: 1220-24-601-008
Order #: C-NV895430

DEED OF GRANT

This indenture made this 19th day of August, 2024, between LEON MARK KIZER a/k/a L. MARK KIZER and FRANCISCA SALDIVAR KIZER f/k/a FRANCISCA SALDIVAR, husband and wife who both acquired title as single, Grantor, and LEON MARK KIZER and FRANCISCA SALDIVAR KIZER, husband and wife, as joint tenants, of 738 Mustang Lane, Gardnerville, NV 89410, Grantee.

Witnesseth, that said Grantor, for in consideration of the sum of ZERO and 00/100 (\$0.00) DOLLARS, and other good and valuable considerations in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Douglas County, Nevada, to-wit:

" SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT " A "

Parcel ID: 1220-24-601-008

Property Address: 738 Mustang Lane, Gardnerville, NV 89410

The previously recorded vesting deed was recorded on 01/31/2019 in Instrument No. 2019-925239 in the Douglas County Book of Official Records.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, reminder and reminders, rents, issues and profits thereof.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Witness the following signatures and seals:

Leon Mark Kizer
LEON MARK KIZER a/k/a
L. MARK KIZER

Francisca Saldivar Kizer
FRANCISCA SALDIVAR KIZER f/k/a
FRANCISCA SALDIVAR

STATE OF NV

COUNTY OF Douglas

The foregoing, Deed of Grant was acknowledged before me this 19th day of August,
2024 LEON MARK KIZER a/k/a L. MARK KIZER and FRANCISCA SALDIVAR KIZER f/k/a
FRANCISCA SALDIVAR



Rhonda Teris
Notary Public
My Commission Expires: 9-25-26

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
National Deed Network, Inc.
36181 East Lake Road #382
Palm Harbor, FL 34685

EXHIBIT " A "

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

All that portion located in the Northeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Parcel 2 as shown on the Holdeman Parcel Map, recorded December 15, 1978 in Book 1278, Page 902, Document No. 28264 of official records of Douglas County, State of Nevada.

Being the same property conveyed to L. Mark Kizer and Francisca Saldivar by Deed from Bradley Owen Lundin and Anne Louise Lundin aka Anne Z. Lundin dated December 31, 2018 and recorded on January 31, 2019 in Instrument no. 2019-925239, in the Office of the County Recorder of Douglas County, Nevada.

Parcel ID: 1220-24-601-008

Commonly known as: 738 Mustang Lane, Gardnerville, NV 89410

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-24-601-008
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property) (0)
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: updating name and marital status of current owners

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 [Signature] Capacity: Grantee
 Signature Leon Mark Kizer Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: L. Mark Kizer & Francisca Saldivar
 Address: 738 Mustang Lane
 City: Gardnerville,
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED) *Saldivar Kizer
 Print Name: Leon Mark Kizer and Francisca*
 Address: 738 Mustang Lane
 City: Gardnerville,
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: ClearEdge Title Escrow # C-NV895430
 Address: 2605 Enterprise Rd E Ste 270
 City: Clearwater State: FL Zip: 33759