

DOUGLAS COUNTY, NV
RPTT:\$2418.00 Rec:\$40.00
\$2,458.00 Pgs=4

2024-1011984

09/09/2024 02:45 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1320-29-110-045
R.P.T.T.: \$2,418.00
Escrow No.: 24044102-SA
When Recorded Return To:
Mark E. Leseberg
1782 Lantana Drive
Minden, NV 89423

Mail Tax Statements to:
Mark E. Leseberg
1782 Lantana Drive
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Concha Perea Nimis, a widow and Gregory Nimis, a single man, as joint tenants with rights of survivorship

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

Mark E. Leseberg, a single man and Angela M. Morgan, a single woman, as joint tenants with right of survivorship

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

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

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

Dated this 6th day of September, 2024.

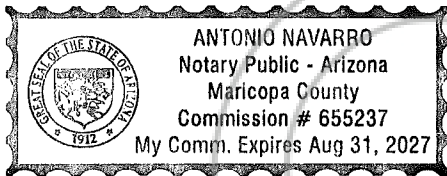
[Signature]
Gregory Nimis

STATE OF Arizona

COUNTY OF Maricopa

This instrument was acknowledged before me on this 6th day of September, 2024 by Gregory Nimis.

[Signature]
Notary Public



Concha Perea Nimis by Gregory Nimis as
her attorney in fact

By: Concha Perea Nimis by Gregory Nimis as Attorney in Fact
Concha Perea Nimis by Gregory Nimis as
Her attorney in fact

STATE OF Arizona
County Of Maricopa

On 9/6/2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gregory Nimis, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, as the attorney in fact of Concha Perea Nimis and acknowledged to me that Gregory Nimis subscribed the name of Concha Perea Nimis thereto as principal and her own name as Attorney in Fact.

Witness my hand and official seal

Antonio Navarro

Notary Public for said County and State

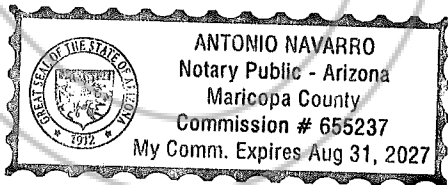


EXHIBIT "A"

Lot 426A, in Block C, as shown on Record of Survey, filed for record in the office of the County Recorder of Douglas County, Nevada, on June 17, 1998, as Document No. 442226, Official Records, being a Boundary Line Adjustment of the final Map of Winhaven, Unit No. 8, a Planned Unit Development, according to the Map thereof, recorded on September 11, 1997, as Document No. 421412, Official Records, Douglas County, Nevada.

Said Lot 426A, in Block C, is more particularly described as follows:

Beginning at the Southeasterly corner of Lot 427 of Winhaven, Unit 8, as per said Map above, said corner being on the Westerly right-of-way of Lantana Drive;
thence Northerly along said Westerly right-of-way line North $05^{\circ}02'50''$ West, 62.17 feet to the true point of beginning;
thence South $84^{\circ}57'10''$ West, 122.14 feet to a point on the Westerly line of said Winhaven, Unit 8;
thence Northerly along said Westerly line North $05^{\circ}37'53''$ West, 45.74 feet to an angle point in said Westerly line;
thence continuing Northerly along said Westerly line North $02^{\circ}27'27''$ West, 40.70 feet;
thence North $84^{\circ}57'10''$ East, 120.77 feet to a point on said Westerly right-of-way line;
thence Southerly along said Westerly right-of-way line South $05^{\circ}02'50''$ East, 86.40 feet to the true point of beginning.

NOTE: The above metes and bounds description appeared previously in Boundary Line Adjustment Deed recorded June 17, 1998, as Document No. 442227, Official Records.

Assessors Parcel No.: 1320-29-110-045

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-29-110-045
 b) _____
 c) _____
 d) _____

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

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

3. a. Total Value/Sale Price of Property: \$620,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$620,000.00
 d. Real Property Transfer Tax Due: \$2,418.00

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: *Concha Perea Nimis* Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Concha Perea Nimis and Gregory Nimis
 Address: 11605 W Buck Mtn Ct
 City: Surprise
 State: AZ Zip: 85378

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mark E. Leseberg and Angela M. Morgan
 Address: 1782 Lantana Drive
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24044102-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED