



KAREN ELLISON, RECORDER

E07

RETURN RECORDED DEED TO:  
SULLIVAN LAW  
1625 STATE ROUTE 88  
SUITE 401  
Minden, NV 89423

APN: 1420-34-310-007

Mail Tax Bills To:  
Same

NRS 375.090 Transfer Tax  
Exemption No. 7

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 15 day of July, 2016, by and between LISA COHN, a married woman, grantor, and LISA ANN COHN and RICHARD A. CROSBY as trustees of THE CROSBY-COHN FAMILY TRUST, grantees.

W I T N E S S E T H:

That the grantor, without consideration, does by these presents grant, bargain, transfer and sell to the grantee, and to her successors and assigns, any and all interest, without limitation, owned by grantor in that certain real property, with improvements located thereon, held by grantor and grantee, further including all mineral, oil, gas, timber, logging and water rights belonging or in any way appertaining to said real properties, situate in Gardnerville, Douglas County, State of Nevada, and more particularly described as follows:

Lot 6 in Block 1, of RE-SUBDIVISION OF PORTIONS OF ARTEMISIA SUBDIVISION, in the Southwest 1/4 of Section 34, Township 14 North, Range 20 East, Douglas County, Nevada, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on April 23, 1962, as File No. 19909.

TOGETHER WITH, all and singular, the tenements,  
hereditaments, and appurtenances thereunto belonging or in  
anyway 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 grantee, and  
to her successors and assigns forever.

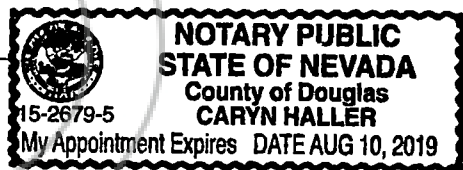
IN WITNESS WHEREOF, the grantor has executed this  
conveyance, effective the day and year first above written.



\_\_\_\_\_  
LISA COHN

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF DOUGLAS        )

Before me the undersigned, a Notary Public in and for  
said county and state, personally appeared LISA COHN who  
acknowledged the execution of the foregoing "GRANT, BARGAIN  
AND SALE DEED" this 15 day of July, 2016.

  
\_\_\_\_\_  
Notary Public

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor's Parcel Number(s)**

- (a) 1420-34-310-007
- (b) \_\_\_\_\_
- (c) \_\_\_\_\_
- (d) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Verified Trust Cert

**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

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ N/A  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a) Transfer Tax Exemption, per NRS 375.090, Section: 7
- b) Explain Reason for Exemption: Transfer of title to or from a trust without consideration

**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 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 **Grantor/Grantee**

Signature \_\_\_\_\_ Capacity **Grantor/Grantee**

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

Print Name: Lisa Cohn  
 Address: 2680 Kayne Ave.  
 City: Minden State: NV Zip: 89423

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

Print Name: Richard A. Crosby and Lisa ann Cohn Trustee  
 Address: 2680 Kayne Ave.  
 City: Minden State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Gene M. Kaufmann Escrow #: N/A  
 Address: Sullivan Law, 1625 Highway 88, Ste. 401  
 City: Minden State: NV Zip: 89423