

DOUGLAS COUNTY, NV **2016-889900**  
RPTT:\$2125.50 Rec:\$16.00  
\$2,141.50 Pgs=3 10/31/2016 03:04 PM  
FIRST CENTENNIAL - RENO  
KAREN ELLISON, RECORDER

APN: 1319-04-002-010

Escrow No. 00222387 - 001 - 09  
RPTT 2,125.50  
When Recorded Return to:  
Ralph Arnold Zastrow & Crystina  
6948 Krug Court Coats  
Sparks, NV 89436  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,  
William Hubert Henry, Trustee, of The Virginia A. Henry 1995 Trust, dated February 17,  
1995

do(es) hereby Grant, Bargain, Sell and Convey to  
Ralph Arnold Zastrow and Crystina P. Coats, Husband and Wife, as Joint Tenants with Right  
of Survivorship

all that real property situate in the City of Genoa, County of Douglas, State of Nevada,  
described as follows:

See Exhibit A attached hereto and made a part hereof.

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

Witness my/our hand(s) this 14<sup>th</sup> day of October, 2016

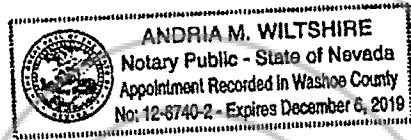
SPACE BELOW FOR RECORDER

William H. Henry  
William Hubert Henry, Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on Oct. 4<sup>th</sup>, 2016,  
by William Hubert Henry \_\_\_\_\_.

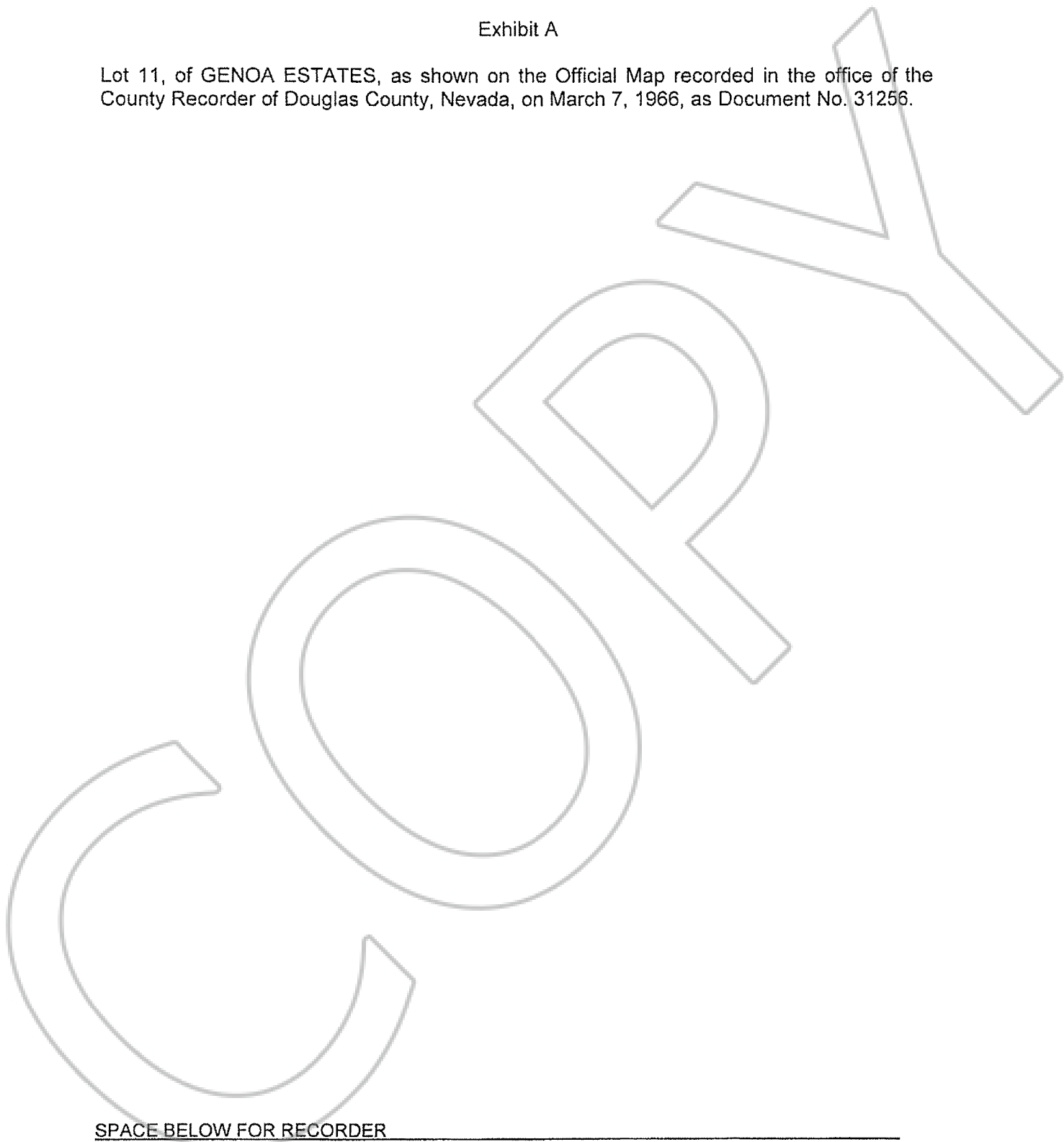
Re  
\_\_\_\_\_  
NOTARY PUBLIC



SPACE BELOW FOR RECORDER \_\_\_\_\_

Exhibit A

Lot 11, of GENOA ESTATES, as shown on the Official Map recorded in the office of the County Recorder of Douglas County, Nevada, on March 7, 1966, as Document No. 31256.



SPACE BELOW FOR RECORDER

1. APN: 1319-04-002-010

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 ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA  
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$545,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$545,000.00  
 Real Property Transfer Tax Due: \$ 2,125.50

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%

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: <u>William H. Henry</u>	Capacity: <u>Grantor</u>
Signature: <u>Crystina Coats</u>	Capacity: <u>Grantee</u>
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
<u>Virginia A Hwy 145 Truck stop 2-7-95</u>	(Required)
Print Name: <u>William Hubert Henry, Trustee of the</u>	Print Name: <u>Crystina Coats &amp; Ralph Small</u>
Address: <u>79523 Sunlight Dr.</u>	Address: <u>6948 Krug Ct. Carson</u>
City/State/Zip: <u>Oakland, CA 94605</u>	City/State/Zip: <u>Sparks, NV 89436</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00222387-009</u>
Address: <u>1450 Ridgeview Drive, Ste. 100 Reno, NV 89519</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)