

APN: 1320-32-118-008
RETURN RECORDED DEED TO:
DAWN ELLERBROCK, ESQ.
ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702

MAIL TAX STATEMENTS TO:
JON COUSTE
1888 Divot Road
Carson City, NV 89701

The person executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on October 31, 2016, by and between SARA COUSTE, Trustee of the GENE COUSTE AND SARA COUSTE REVOCABLE TRUST, grantor, and BRANDIE CLARK, a married woman as her sole and separate property; JON COUSTE, a married man as his sole and separate property; and DANNY COUSTE, a married man as his sole and separate property; each as to an undivided one-third (1/3) interest as tenants in common, grantees,

WITNESSETH:

That the grantor, for good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantees and to their respective heirs, successors and assigns forever, each as to an undivided one-third (1/3) interest as tenants in common, in that certain parcel of real property located in the County of Douglas,

State of Nevada, commonly known as 1532 County Road, Minden, Nevada, Assessor's Parcel

Number being 1320-32-118-008, and more particularly described as follows:

THE EAST ½ OF LOT 1, BLOCK B, AS SHOWN ON THE MAP OF SOUTHEAST ADDITION TO TOWN OF MINDEN, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 27, 1961 AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; HENCE NORTHWEST ALONG THE SOUTHWEST LINE OF SAID LOT 59.36 FEET TO A POINT THENCE AT RIGHT ANGLES NORTHEAST TO THE NORTHEAST LINE OF SAID LOT 1; THENCE SOUTHEAST ALONG SAID LAST MENTIONED LINE TO THE INTERSECTION WITH THE NORTHEAST PROLONGATION OF THE SOUTHEAST LINE OF SAID LOT 1; THENCE SOUTHWEST ALONG SAID LAST MENTIONED LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDS OF ANY PUBLIC STREET OR ALLEY.

(Pursuant to NRS 111.312 this legal description was previously recorded on February 12, 2004, at Document No. 604369.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise 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 grantees and to their respective successors and assigns forever.

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

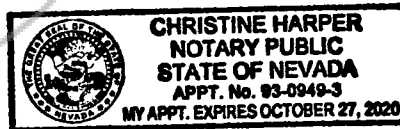
GENE COUSTE AND SARA COUSTE
REVOCABLE TRUST

By: *Sara Couste*
SARA COUSTE, Trustee

STATE OF NEVADA)
 : ss.
CARSON CITY)

On October 31, 2016, personally appeared before me, a notary public, SARA COUSTE, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed and who acknowledged to me that she is the currently acting sole Trustee of the GENE COUSTE AND SARA COUSTE REVOCABLE TRUST, and who further acknowledged to me that she executed the foregoing Grant, Bargain and Sale Deed on behalf of said Trust.

Christine Harper
NOTARY PUBLIC



State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

- a) 1320-32-118-008
- b) _____

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- I) Other Code 300

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	<u>Code 300 - Mult - Family pr</u> <u>Per Assessor DC</u>

3. Total Value/Sales Price of Property:

\$ _____

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: A transfer of title from Trust to children of deceased Settlor without consideration. See Affidavit of Certification of Trust.

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 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 Sara Couste Capacity Grantor

Signature _____ Capacity One of the Grantees

SELLER (GRANTOR) INFORMATION
REQUIRED

Print Name: Sara Couste, Trustee of the GENE COUSTE AND SARA COUSTE REVOCABLE TRUST

Address: 3475 Alpine View Court

City: Carson City

State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION
REQUIRED

Print Name: Jon Couste

Address: 1888 Divot Road

City: Carson City

State: NV Zip: 89701

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

Print Name: ALLISON MacKENZIE, LTD. Escrow # _____

Address: P.O. BOX 646

City: Carson City State NV Zip 89702