

DOUGLAS COUNTY, NV  
RPTT:\$1326.00 Rec:\$16.00  
\$1,342.00 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2017-900718**

**06/28/2017 03:44 PM**

APN#: 1320-30-211-023  
RPTT: \$1,326.00

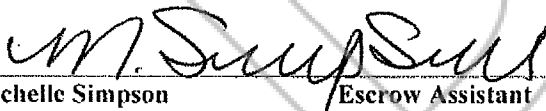
Recording Requested By:  
Western Title Company  
Escrow No.: 089686-ARJ

When Recorded Mail To:  
East Fork Investments, LLC  
826 Mahogany Drive  
Minden, NV 89423

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS.239B.030)

Signature

  
Michelle Simpson Escrow Assistant

**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Marie L. Coffey, Trustee of The Coffey Family Trust U/D/T December 20, 1994

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

East Fork Investments, LLC, a Nevada limited liability company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

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

Lot 16 in Block E of WESTWOOD VILLAGE UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on October 5, 1979, in Book 1079, Page 440 as Document No. 37417.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 06/23/2017

↓  
The Coffey Family Trust U/D/T December 20, 1994

Marie L. Coffey  
Marie L. Coffey, Trustee

STATE OF CALIFORNIA  
COUNTY OF SACRAMENTO  
This instrument was acknowledged before me on  
6/26/2017

} ss

By Marie L. Coffey  
Michelle Meraz  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1320-30-211-023

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 #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$340,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$340,000.00  
 Real Property Transfer Tax Due: \$1,326.00

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 %

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 M. Simpson Capacity ESCROW ASSISTANT  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Asset Preservation, Inc., as Qualified Intermediary for Marie L. Coffey, Trustee of The Coffey Family Trust U/D/T December 20, 1994  
 Address: 5400 Canfield Ave  
 City: Carmichael  
 State: CA Zip: 95608

Print Name: East Fork Investments, LLC, a Nevada limited liability company  
 Address: 826 Mahogany Drive  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 089686-ARJ