

A.P.N.: 1320-29-214-027
File No: 143-2523435 (NF)
R.P.T.T.: \$1,248.00

When Recorded Mail To:
Timothy B Cohee and Anita Cohee
1592 6th Street
Minden , NV 89423

GRANT, BARGAIN and SALE DEED

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

Kara L. Baschnagel, an unmarried woman

do(es) hereby *GRANT, BARGAIN and SELL* to

Timothy B Cohee and Anita Cohee, husband and wife as joint tenants with right of survivorship

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

PARCEL 1:

LOT 8, AS SHOWN ON THE OFFICIAL PLAT OF WINHAVEN, UNIT NO. 2, PHASE B, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER, RECORDED SEPTEMBER 14, 1990, IN BOOK 990 OF OFFICIAL RECORDS, AT PAGE 1935, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 234655.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR USE, ENJOYMENT, INGRESS AND EGRESS OVER THE COMMON AREA AS SET FORTH IN DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 28, 1990, IN BOOK 990, PAGE 4348, AS DOCUMENT NO. 235644, OFFICIAL RECORDS.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 06/26/2017

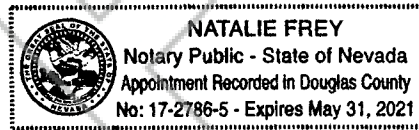
COPY

Kara L. Baschnagel
Kara L. Baschnagel

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on July 26TH, 2017 by **Kara L. Baschnagel.**

Natalie Frey
Notary Public
(My commission expires: 05/31/2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 26, 2017** under Escrow No. **143-2523435**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-29-214-027
- b) _____
- c) _____
- d) _____

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

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$320,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$320,000.00
- d) Real Property Transfer Tax Due \$1,248.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

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 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: *Kara L. Baschnagel*
Signature: _____

Capacity: *E. Officer*
Capacity: _____

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

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

Print Name: Kara L. Baschnagel
Address: 1518 Sanchez Rd
City: Gardnerville
State: NV Zip: 89410

Print Name: Timothy B Cohee and Anita Cohee
Address: 1592 6th Street
City: Minden
State: NV Zip: 89423

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

First American Title Insurance
Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2523435 NF/ NF
State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)