

DOUGLAS COUNTY, NV

**2019-927984**

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=6

04/18/2019 11:12 AM

ETRCO

KAREN ELLISON, RECORDER

E05

APN#: 1219-26-001-010

RPTT: #5

Recording Requested By:

Western Title Company

Escrow No.: 103311-TEA

When Recorded Mail To:

Robert J. Coffman  
959 Rosewood Ave  
Camarillo, CA 93010

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

  
\_\_\_\_\_  
Traci Adams

\_\_\_\_\_  
Escrow Officer

**This document was signed in counterpart**

\_\_\_\_\_  
**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,

Robert J. Coffman, an unmarried man and Amy H. Paul, a married woman who acquired title as Amy H. Coffman, husband and wife as joint tenants with right of survivorship

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

Robert J. Coffman, an unmarried man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, 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:

Parcel 1:

Lot 9 in Block A, as set forth on Amended Record of Survey for Jerald R. Jackson filed for record with the Douglas County Recorder on May 31, 2001 in Book 0501, Page 9960 as Document No. 515523, said lands previously described as Lot 9 in Block A as set forth on that certain Final Map PDA97-001 for Jackson Creek Ranch Estates, a Planned Unit Development recorded February 23, 1998 in Book 298, Page 4120, as Document No. 433187.

Parcel 2:

All roadway easements as set forth in Grant, Bargain, Sale Deed executed by Jerald R. Jackson Trustee and Irene M. Windholz, Trustee and filed for record with Douglas County Recorder on May 31, 2001 on Book 0501, Page 9961, as Document No. 0515524 and being further depicted on the Amended Record of Survey for Jerald R. Jackson filed for record with the Douglas County Recorder on May 31, 2001 in Book 0501, Page 9960, as Document No. 0515523.

Parcel 3:

Together with an easement for ingress and egress as described in Easement Grant, Bargain and Sale Deed filed for record in the office of the Douglas County Recorder, State of Nevada, on August 27, 2003 in Book 0803, Page 15090, Document No. 587973, Official Records.

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

Dated: 03/27/2019

~~Robert J. Coffman~~

~~Amy H. Paul~~

~~STATE OF \_\_\_\_\_ } ss  
COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on~~

~~By Robert J. Coffman~~

~~Notary Public~~

STATE OF Delaware } ss  
COUNTY OF New Castle  
This instrument was acknowledged before me on

By Amy H. Paul.

See Attached

~~Notary Public~~

LEROY JUNIOR GAINES  
NOTARY PUBLIC  
State of Delaware  
My Commission expires on May 21, 2019

Grant Bargain and Sale Deed

STATE OF DELAWARE

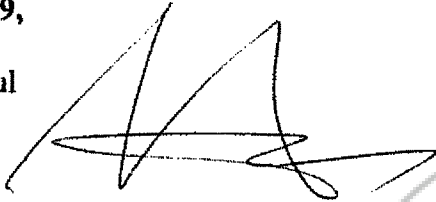
} s.s.

COUNTY OF Newcastle

This instrument was acknowledged before me on

**March 28, 2019,**

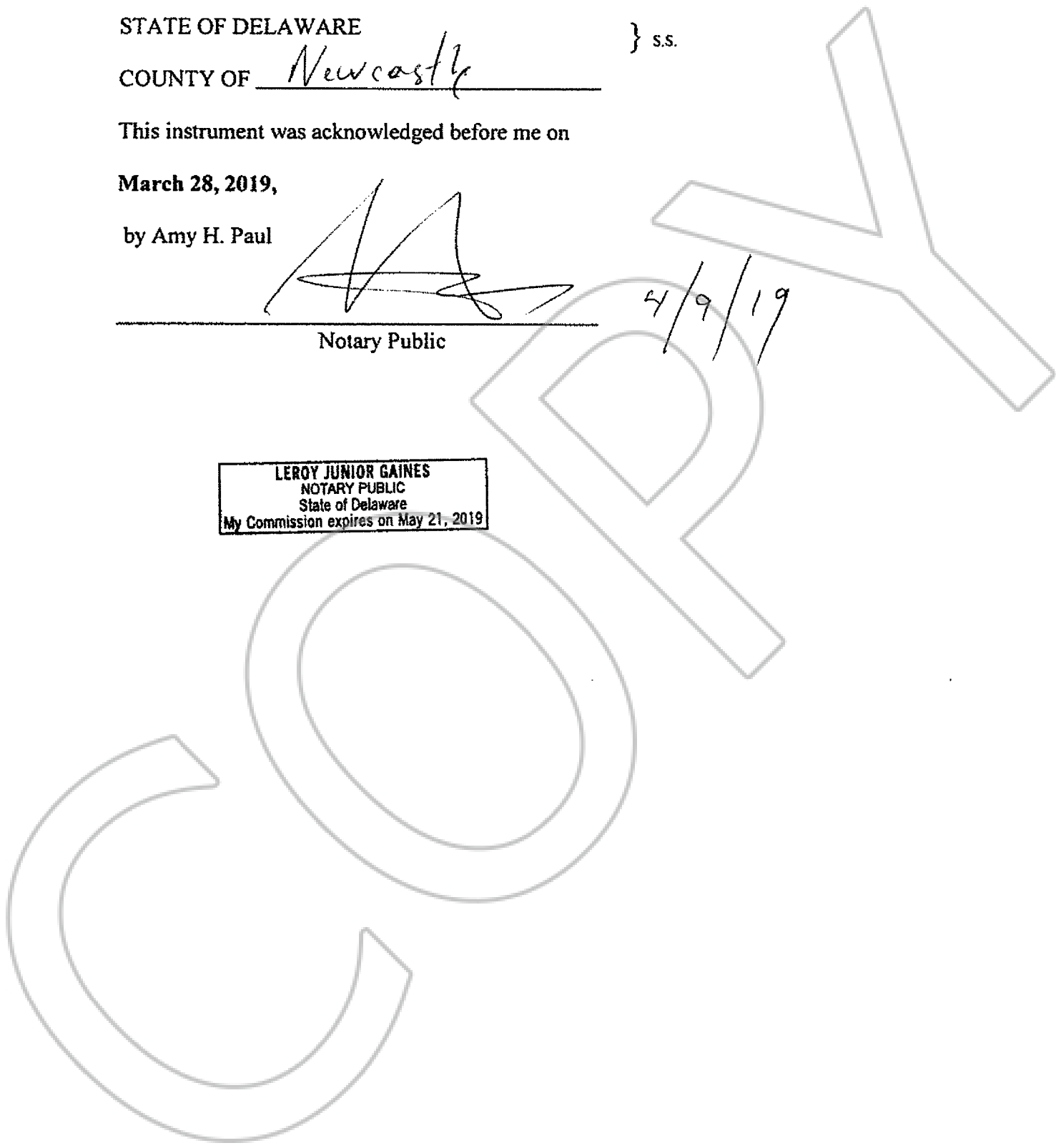
by Amy H. Paul



4/9/19

Notary Public

LERoy JUNIOR GAINES  
NOTARY PUBLIC  
State of Delaware  
My Commission expires on May 21, 2019



Robert J. Coffman  
Robert J. Coffman

~~\_\_\_\_\_  
Amy H. Paul~~

STATE OF California }  
COUNTY OF Ventura } ss  
This instrument was acknowledged before me on  
April 2nd, 2019

By Robert J. Coffman.  
[Signature]  
Notary Public

See Attached

~~STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss  
This instrument was acknowledged before me on  
\_\_\_\_\_~~

~~By Amy H. Paul.  
\_\_\_\_\_  
Notary Public~~

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Ventura

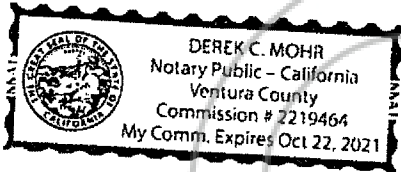
On April 2nd, 2019 before me, Derek C. Mohr, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Robert S. Woffman  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Derek C. Mohr  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant, Bargain & Deed Sale

Document Date: April 2nd, 2019 Number of Pages: 3

Signer(s) Other Than Named Above: no other signers

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian of Conservator  
 Other: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian of Conservator  
 Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1219-26-001-010

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

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Wife Deed to husband 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 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 [Handwritten Signature] Capacity Escrow Assistant  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Amy H. Paul  
 Address: 959 Rosewood Ave  
 City: Camarillo  
 State: CA Zip: 93010

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Robert J. Coffman  
 Address: 959 Rosewood Ave  
 City: Camarillo  
 State: CA Zip: 93010

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. #: 103311-TEA

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