

APN: 1319-09-602-013

Escrow No. 00244003 - 016 - 17
RPTT 3,510.00
When Recorded Return to:
James D Coyne
188 Fifth Street
Genoa, NV 89411
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,
David R. Cochran and Kara M Hayes, Trustees of the Cochran-Hayes 2015 Trust

do(es) hereby Grant, Bargain, Sell and Convey to
James D Coyne and Allison R Coyne, Husband and Wife as Community Property with Right
of Survivorship

all that real property situate in the 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 17th day of May, 2019

The Cochran - Hayes 2015 Trust

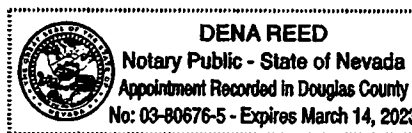
By: David R. Cochran, Trustee

By: Kara M. Hayes, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 5-17, 2019,
by David R. Cochran and Kara M Hayes

NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

A Parcel of land located in the Southeast $\frac{1}{4}$, Northeast $\frac{1}{4}$ of Section 9, Township 13 North, Range 19 East, M.D.B.&M., Genoa Township, Douglas County, Nevada, more particularly described as follows:

Commencing at the Northeast corner of Section 9, Township 13 North, Range 19 East M.D.B.&M., proceed South $7^{\circ}58'30''$ West 2,003.60 feet, to a point; thence South $25^{\circ}33'04''$ West, 397.57 feet, along the Westerly right-of-way line of Main Street, to a point, thence North $68^{\circ}28'23''$ West, 166.47 feet, to the TRUE POINT OF BEGINNING, which is the Southeast corner of the Parcel; thence North $14^{\circ}39'46''$ East 221.43 feet, to the Northeast corner of the Parcel; thence North $69^{\circ}02'24''$ West 249.81 feet, to the Northwest corner of the Parcel; thence South $18^{\circ}31'38''$ West, 107.50 feet, to the Easterly right-of-way line of Genoa Street, to a point, thence South $67^{\circ}28'03''$ East 70.50 feet, to a point; thence $21^{\circ}39'49''$ West 70.00 feet, to a point, thence South $67^{\circ}19'32''$ East, 47.50 feet, to a point; thence South $21^{\circ}47'37''$ West 25.00 feet, to a point; thence South $62^{\circ}56'24''$ East 133.03 feet, to a point; thence South $68^{\circ}28'23''$ East, 20.53 feet to the TRUE POINT OF BEGINNING;

Reference is made to Record of Survey Map for Lot Line Adjustments of Crystal Terry Ford property filed for record with the Douglas County Recorder on June 18, 1983, in Book 683, Page 570, as Document No. 81346, Official Records.

SPACE BELOW FOR RECORDER

1. APN: 1319-09-602-013

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: \$900,000.00

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

Transfer Tax Value: \$900,000.00

Real Property Transfer Tax Due: \$ 3,510.00

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 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>[Signature]</u>	Capacity <u>Grantor</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	
(Required)	
Print Name: David R. Cochran & Kara M. Hayes	Print Name: James D Coyne & Allison R. Coyne
Address: P.O. Box 555	Address: 1973 Lacey Court
City/State/Zip: Genoa, NV 89411	City/State/Zip: Gardnerville, NV 89460

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00244003-016dr
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

*Trustees of the Cochran-Hayes 2015 Trust