

DOUGLAS COUNTY, NV
RPTT:\$3451.50 Rec:\$35.00
\$3,486.50 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2019-931129

06/28/2019 02:12 PM

APN#: 1220-01-002-040
RPTT: ~~\$3,471.00~~ 3451.50

Recording Requested By:
Western Title Company

Escrow No.: 103524-CRF
When Recorded Mail To:
Crystina P Coats
1235 Golden Eagle Court
Gardnerville, NV 89410

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

Colleen Felix

Colleen Felix

Escrow Officer

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,

Patrick J. Hallinan and Sharon D. Hallinan, Trustees of the Hallinan Family 2018 Trust dated September 25, 2018

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

Crystina P Coats, a married woman as her sole and separate property

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:

Being a portion of the Southwest 1/4 of Section 1, Township 12 North, Range 20 East further described as follows:

Lot 28, in Block A, as set forth on the Final Map #PD01-19 for STERLING RANCH ESTATES, A PLANNED UNIT DEVELOPMENT, filed for record in the office of the County Recorder of Douglas County, State of Nevada, September 17, 2002, Book 0902, Page 5372, as Document No. 552347, and by Certificate of Amendment recorded March 26, 2003, in Book 0303, Page 12541, as Document No. 571358.

APN# : 1220-01-002-040

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

Dated: 06/10/2019

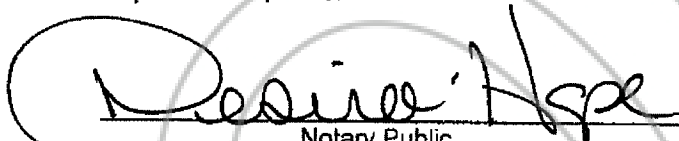
Hallinan Family 2018 Trust dated September 25, 2018

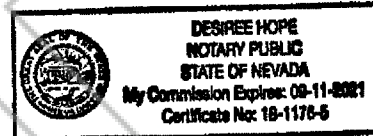

By Patrick J. Hallinan, Trustee


By Sharon D. Hallinan, Trustee

STATE OF Nevada }
COUNTY OF Douglas } ss
This instrument was acknowledged before me on
June 19, 2019

By Patrick J. Hallinan and Sharon D. Hallinan,
Trustees of the Hallinan Family 2018 Trust dated
September 25, 2018.


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-01-002-040

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 NOTES: _____ _____ _____
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3. Total Value/Sales Price of Property:	\$889,900.00	<u>884,950.00</u>
Deed in Lieu of Foreclosure Only (value of property)	(
Transfer Tax Value:	\$889,900.00	<u>884,950.00</u>
Real Property Transfer Tax Due:	\$3,471.00	<u>3451.50</u>

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 [Signature] Capacity SELLER
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Hallinan Family 2018 Trust dated September 25, 2018
 Address: 15014 121st Ave SE
 City: Spokane
 State: WA Zip: 99290

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Crystina P Coats
 Address: 1235 Golden Eagle Court
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: eTRCo, LLC, On behalf of Western Title Company
 Address: South Kietzke Branch
5470 Kietzke Ln., Ste. 230
 City/State/Zip: Reno, NV 89511

Esc. #: 103524-CRF