

APN 1320-32-118-008

**GRANTEES:**

JON COUSTE and  
KARRI COUSTE, Trustees  
JON AND KARRI COUSTE FAMILY TRUST  
1888 Divot Road  
Carson City, NV 89701

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

Steven E. Tackes, Esq.  
Kaempfer Crowell  
510 West Fourth Street  
Carson City, NV 89703

**MAIL TAX STATEMENTS TO:**

JON COUSTE and  
KARRI COUSTE, Trustees  
JON AND KARRI COUSTE FAMILY TRUST  
1888 Divot Road  
Carson City, NV 89701

I affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

  
\_\_\_\_\_  
JON COUSTE

**GRANT, BARGAIN, AND SALE DEED**

THIS INDENTURE made this 15<sup>th</sup> day of July, 2019, between JON COUSTE, a married man as his sole and separate property, as to an undivided one-third (1/3) interest as tenants in common, as Grantor and Party of the First Part; and JON COUSTE and KARRI COUSTE, Trustees, or their successor, under the JON AND KARRI COUSTE FAMILY TRUST dated July 15, 2019, and any amendments thereto as Grantees and Party of the Second Part.

**WITNESSETH:**

That the said Party of the First Part, for no consideration, does by these presents Grant, Bargain, Sell, and Convey unto the said Party of the Second Part, as aforesaid, his undivided one-third (1/3) interest as tenants in common, in the following described certain real property and improvements situated in the County of Douglas, State of Nevada, and more particularly described as follows:

THE EAST ½ OF LOT 1, BLOCK B, AS SHOWN ON THE MAP OF SOUTHEAST ADDITION TO TOWN OF MINDEN, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 27, 1961 AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; HENCE NORTHWEST ALONG THE SOUTHWEST LINE OF SAID LOT 59.36 FEET TO A POINT THENCE AT RIGHT ANGLES NORTHEAST TO THE NORTHEAST LINE OF SAID LOT 1; THENCE SOUTHEAST ALONG SAID LAST MENTIONED LINE TO THE INTERSECTION WITH THE NORTHEAST PROLONGATION OF THE SOUTHEAST LINE OF SAID LOT 1; THENCE SOUTHWEST ALONG SAID LAST MENTIONED LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDS OF ANY PUBLIC STREET OR ALLEY.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

Pursuant to NRS 111.312, this legal description was previously recorded on February 12, 2004, as Document No. 604369.

Also known as 1532 County Rd., Minden, Nevada; APN 1320-32-118-008.

IN WITNESS WHEREOF, the Party of the First Part has caused this conveyance to be executed the day and year hereinabove first written.

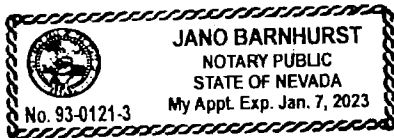
  
\_\_\_\_\_  
JON COUSTE  
Grantor

**ACKNOWLEDGMENT**

STATE OF NEVADA }  
CARSON CITY } ss.

On this 15<sup>th</sup> day of July, 2019, before me, the undersigned, a Notary Public, personally appeared JON COUSTE known to me to be the person described herein, who executed the foregoing Grant, Bargain and Sale Deed as Grantor, and acknowledged to me that he executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



*Jano Barnhurst*  
NOTARY PUBLIC (SEAL)

*COOPER*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1320-32-118-008 \_\_\_\_\_
- 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
- Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: Verified Trust ~A.B. 7/30/19	

**3. Total Value/Sales Price of Property**

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: transfer without consideration to or from a trust

**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 \_\_\_\_\_ Capacity Grantor \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Jon Couste  
 Address: 1888 Divot Rd.  
 City: Carson City  
 State: NV Zip: 89701

Print Name: Jon Couste and Karri Couste, Trustees  
Jon and Karri Couste Family Trust  
 Address: 1888 Divot Rd.  
 City: Carson City  
 State: NV Zip: 89701

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

Print Name: Kaempfer Crowell Law Firm Escrow #: \_\_\_\_\_  
 Address: 510 West Fourth St.  
 City: Carson City State: NV Zip: 89703