

A.P.N.: 1022-18-001-033
File No: 143-2584881 (mk)
R.P.T.T.: \$1,907.10

When Recorded Mail To: Mail Tax Statements To:
Barry J. Koepsell
1493 Dove Court
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Stephen W. Gardner and Barbara A. Gardner, Trustees, or Their Successors In Trust,
Under The Gardner Living Trust, Dated August 22, 2019

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

Barry J. Koepsell, a single man

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

PARCEL I:

PARCEL C, AS SET FORTH ON THE PARCEL MAP FOR JIM SHRYROCK, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON FEBRUARY 19, 1982 IN BOOK 282, PAGE 1087, DOCUMENT NO. 65079, SAID MAP BEING A RE-DIVISION OF PARCEL 14 OF THAT RECORD OF SURVEY FILED FOR RECORD OCTOBER 10, 1969 AS DOCUMENT NO. 45990 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL II:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES ON AND OVER ALL 60 FOOT ACCESS AND UTILITY EASEMENTS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED OCTOBER 10, 1969 AS DOCUMENT NO. 45990, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL III:

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THAT STRIP OF LAND SHOWN AS SHRYROCK COURT ON SAID PARCEL MAP.

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.

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.

Date: 02/25/2020

COOPER

Stephen W. Gardner and Barbara A. Gardner,
Trustees, or their successors in trust, under the
Gardner Living Trust, dated August 22, 2019,
and any amendments thereto

[Handwritten signature of Stephen W. Gardner]

Stephen W. Gardner, Trustee

[Handwritten signature of Barbara A. Gardner]

Barbara A. Gardner, Trustee

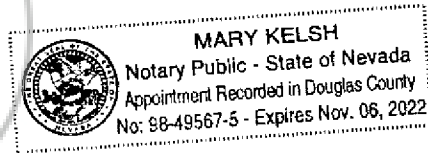
STATE OF **NEVADA**)
) **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on March 11, 2020 by
Stephen W. Gardner and Barbara A. Gardner, Trustees.

[Handwritten signature of Mary Kelsh]

Notary Public

(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
February 25, 2020 under Escrow No. **143-2584881**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-18-001-033
- 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: \$489,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$489,000.00
- d) Real Property Transfer Tax Due \$1,907.10

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: [Signature]

Capacity: agent

Signature: _____

Capacity: _____

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

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

Print Name: The Gardner Living Trust

Print Name: Barry J. Koepsell

Address: 1493 Dove Court

Address: 1493 Dove Court

City: Gardnerville

City: Gardnerville

State: NV Zip: 89410

State: NV Zip: 89410

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

First American Title Insurance

File Number: 143-2584881 mk/ et

Print Name: Company

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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