

A.P.N.: 1220-08-812-054  
File No: 143-2586397 (mk)  
R.P.T.T.: \$2,952.30

When Recorded Mail To: Mail Tax Statements To:  
Cotter Family 2001 Revocable Trust  
2701 Pepper Tree Ranch Rd  
Santa Ynez, CA 93460

***GRANT, BARGAIN and SALE DEED***

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

Bonnie Rodgers, Trustee of The Queeneeb Living Trust, dated December 8, 2016

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

Jeffrey L. Cotter and Patricia Hodges Cotter, Trustees of the Cotter Family 2001  
Revocable Trust, dated July 25, 2001

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

**LOT 84 IN BLOCK E, AS SET FORTH ON THE FINAL SUBDIVISION MAP PLANNED UNIT  
DEVELOPMENT, PD 03-011, FOR ROCKY TERRACE, FILED IN THE OFFICE OF THE  
COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 30,  
2005, IN BOOK 1105, PAGE 12654, DOCUMENT NO. 661875.**

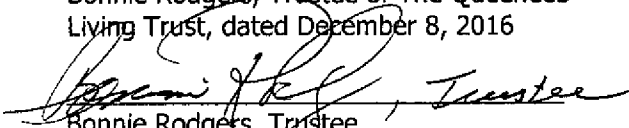
*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and  
water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents,  
issues or profits thereof.

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.

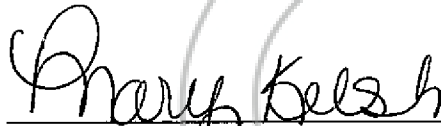
Date: 03/10/2020

Bonnie Rodgers, Trustee of The Queeneeb  
Living Trust, dated December 8, 2016

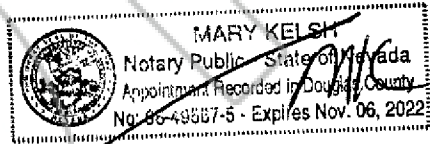
  
Bonnie Rodgers, Trustee

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

This instrument was acknowledged before me on 4-7-2020 by  
**Bonnie Rodgers, Trustee .**

  
Notary Public

(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 10, 2020** under Escrow No. **143-2586397**.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-08-812-054  
 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: \$757,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$757,000.00  
 d) Real Property Transfer Tax Due \$2,952.30

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]  
 Signature: \_\_\_\_\_

Capacity: agent  
 Capacity: \_\_\_\_\_

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

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

Print Name: Queeneeb Living Trust  
 Address: 15000 Red Rock Rd  
 City: Reno  
 State: NV      Zip: 89508

Print Name: Cotter Family 2001 Revocable Trust  
 Address: 2701 Pepper Tree Ranch Rd  
 City: Santa Ynez  
 State: CA      Zip: 93460

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

First American Title Insurance  
 Print Name: Company  
 Address 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2586397 mk/ et  
 State: NV      Zip: 89423

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