

DOUGLAS COUNTY, NV
RPTT:\$7390.50 Rec:\$40.00
\$7,430.50 Pgs=3
08/11/2020 02:05 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1219-02-000-022
File No: 143-2595814 (mk)
R.P.T.T.: \$7,390.50

When Recorded Mail To: Mail Tax Statements To:
Derek A. Coyle
1238 Mottsville Meadows Way
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Lori D. Mohr, a widow

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

Derek A. Coyle, a married man as his sole and separate property

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

PARCEL 1:

ADJUSTED PARCEL 2A-2, AS SET FORTH ON THAT CERTAIN PARCEL MAP LDA #03-032 FOR MOTTSSVILLE MEADOWS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JUNE 15, 2004 IN BOOK 0604, AT PAGE 7430, AS DOCUMENT NO. 616151.

PARCEL 2:

AN EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY AND DITCH MAINTENANCE OVER AND ACROSS THE EASTERLY 60 FEET OF ADJUSTED PARCEL 1-A AS IMPOSED ON THAT CERTAIN RECORD OF SURVEY RECORDED APRIL 25, 2003, IN BOOK 0403 OF OFFICIAL RECORDS, AT PAGE 12074, AS DOCUMENT NO. 574619.

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: 07/21/2020

COPY

Lori D. Mohr

Lori D. Mohr

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

This instrument was acknowledged before me on 8-6-2020 by **Lori D. Mohr.**

Mary Kelsh

Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 21, 2020** under Escrow No. **143-2595814**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1219-02-000-022
 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: \$1,895,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$1,895,000.00
 d) Real Property Transfer Tax Due \$7,390.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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]
 Signature: _____

Capacity: Agent
 Capacity: _____

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

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

Print Name: Lori D. Mohr
 Address: 13262 Ocean Vista Road
 City: San Diego
 State: CA Zip: 92130

Print Name: Derek A. Coyle
 Address: 1238 Mottsville Meadows Way
 City: Gardnerville
 State: NV Zip: 89460

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: 143-2595814 mk/ ks
 State: NV Zip: 89423

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