

DOUGLAS COUNTY, NV
RPTT:\$2886.00 Rec:\$40.00
\$2,926.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2020-952314

09/10/2020 01:29 PM

APN#: 1419-14-001-016
RPTT: \$2,886.00

Recording Requested By:
Western Title Company
Escrow No.: 118643-KDJ
When Recorded Mail To:

Matthew L. Cooper and Elayna
Cooper
3364 Alpine View Court
Carson City NV 89705

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



Kayla Jacobsen

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,

Billy D. Ezell, Brian S. Ezell, and Laura K. Cooper, Administrators of the person and the estate for Billy L. Ezell, deceased pursuant to Order Admitting Will to Probate, Issuing Letters Testamentary, and for Full Authority to Administer Estate filed in the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas, Case No. 2020-PB-00014 being recorded concurrently here with

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

Matthew L. Cooper and Elayna Cooper, husband and wife as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, 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:

Lot 82 of ALPINE VIEW ESTATES NO. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 16, 1973, in Book 473, Page 467 as Document No. 65319.

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

Dated: 08/20/2020

The Estate of Billy L. Ezell

Billy D. Ezell
Billy D. Ezell, Administrator

Brian S. Ezell
Brian S. Ezell, Administrator

Laura K. Cooper
Laura K. Cooper, Administrator

STATE OF Nevada } ss

COUNTY OF Carson city
This instrument was acknowledged before me on

9/2/2020

By Billy D. Ezell, Brian S. Ezell, and Laura K. Cooper.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1419-14-001-016

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: _____

3. Total Value/Sales Price of Property: \$740,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$740,000.00
 Real Property Transfer Tax Due: \$2,886.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 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 Escrow
 Signature _____ Capacity _____

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

Print Name: The Estate of Billy L. Ezell
 Address: 3364 Alpine View Court
 City: Carson City
 State: NV Zip: 89705

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

Print Name: Matthew L. Cooper and Elayna Cooper
 Address: 3364 Alpine View Court
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Carson Office
2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 118643-KDJ

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