

APN: 1320-30-512-009



KAREN ELLISON, RECORDER

**MAIL RECORDABLE DOCS AND  
Tax Statements to:  
Elizabeth Ann Cole, Trustee of the  
Elizabeth Ann Cole Trust  
1795 Bella Casa Dr  
Minden, NV 89423**

RPTT \$2,607.15

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Custom Craft Builders, LLC, a Nevada limited liability company**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Elizabeth Ann Cole, Trustee of the Elizabeth Ann Cole Trust dated March 19, 2020**

all that real property situated in the City of Minden, County of Douglas, State of Nevada, described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Custom Craft Builders, LLC, a Nevada limited liability company

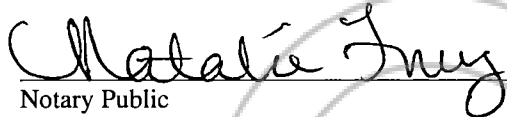
  
\_\_\_\_\_  
Kimball A. Posnien, Manager

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 11/17/2020,

by KIMBALL A. POSNIEN.

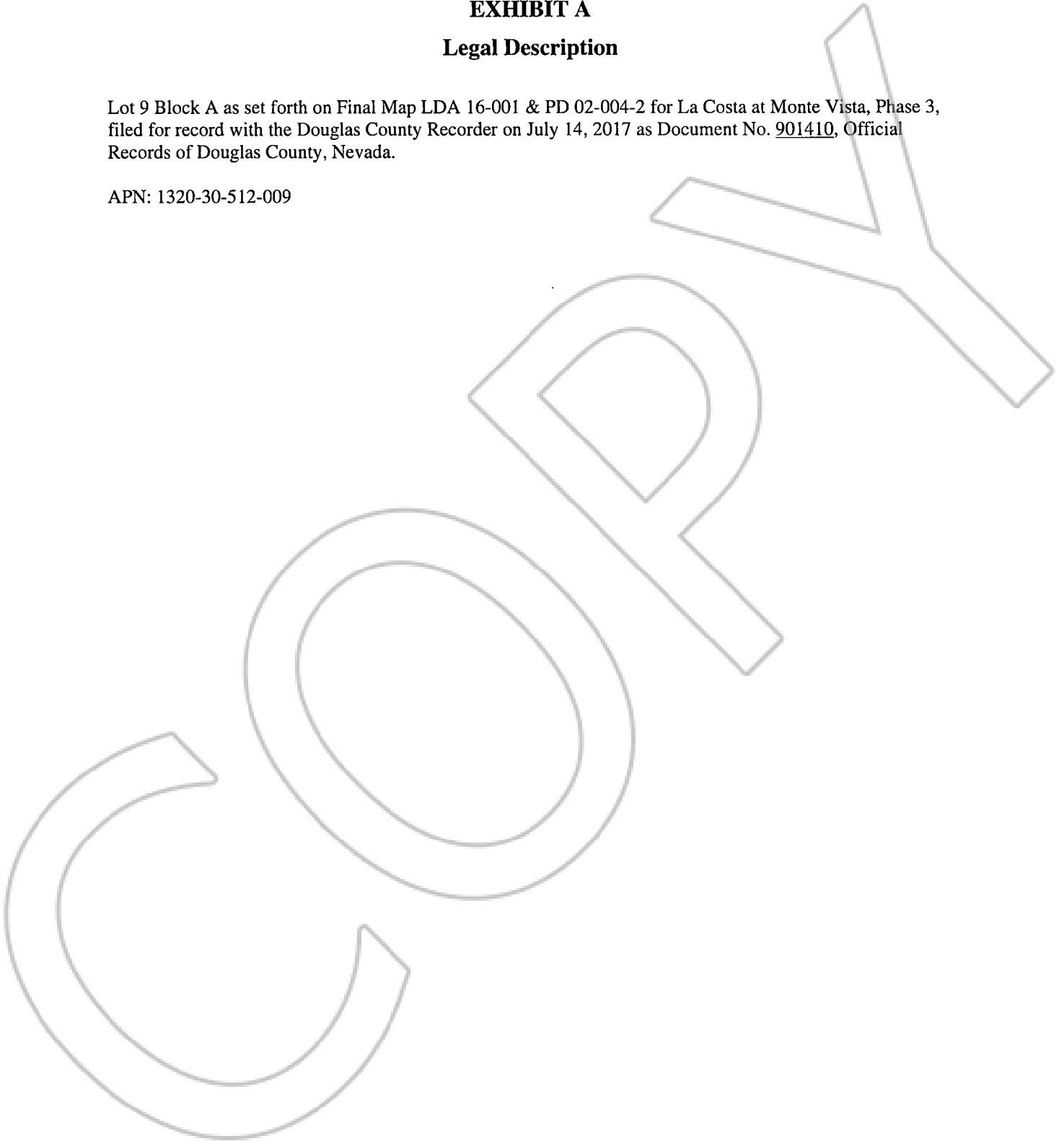
  
\_\_\_\_\_  
Notary Public (seal)



**EXHIBIT A**  
**Legal Description**

Lot 9 Block A as set forth on Final Map LDA 16-001 & PD 02-004-2 for La Costa at Monte Vista, Phase 3, filed for record with the Douglas County Recorder on July 14, 2017 as Document No. 901410, Official Records of Douglas County, Nevada.

APN: 1320-30-512-009



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-30-512-009  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 1,068,160.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 1,068,160.00  
 Real Property Transfer Tax Due: \$ 2,1607.15

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 [Handwritten Signature] Capacity \_\_\_\_\_ Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Custom Craft Builders  
 Address: 440 Foothill Road  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Elizabeth Ann Cole Trust  
 Address: 1795 Bella Casa Drive  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_