

APN: 1220-24-810-011

**RECORDING REQUESTED BY and
AFTER RECORDING MAIL THIS DOCUMENT TO:**

Gene M. Kaufmann, Esq.
SULLIVAN LAW
1625 State Route 88, Suite 401
Minden, NV 89423



KAREN ELLISON, RECORDER E07

MAIL TAX STATEMENTS TO GRANTEE:

Chad Robert Cox and
Katharine Janna Cox, Trustees
628 Thorobred Ave.
Gardnerville, NV 89410

We, the undersigned, hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

GRANT DEED

For no consideration, CHAD ROBERT COX and KATHARINE JANNA COX, who took title as CHAD R. COX and KATHARINE J. COX, husband and wife as joint tenants with right of survivorship

Hereby GRANT to CHAD ROBERT COX and KATHARINE JANNA COX, Trustees of the COX FAMILY TRUST dated February 9, 2021,

all the following real property situated in the City of Gardnerville, County of Douglas, State of Nevada, bounded and described as follows:

Exhibit "A" attached hereto and made a part hereof

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

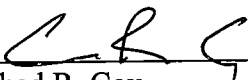
The Legal Description was taken from instrument recorded July 1, 1991, Book 791, Page 151, as File No. 254290 in Official Records of Douglas County, State of Nevada.

Commonly known as 628 Thorobred Ave., Gardnerville, NV 89410.

The undersigned Grantors declare:

Documentary transfer tax is \$0.00. No consideration given. This conveyance transfers the Grantor's interest to the trustees of their revocable living trust.

Dated: February 9, 2021.



Chad R. Cox
also known as Chad Robert Cox



Katharine J. Cox
also known as Katharine Janna Cox

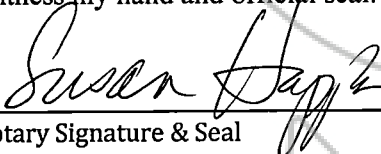
ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Nevada)
) ss.
County of Douglas)

On February 9, 2021 before me, Susan Happe, a Notary Public, personally appeared Chad Robert Cox and Katharine Janna Cox, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that Chad Robert Cox and Katharine Janna Cox executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

Witness my hand and official seal.



Notary Signature & Seal

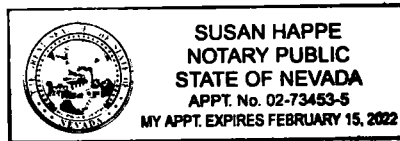


EXHIBIT "A"

The land referred to herein is situated in the State of Nevada, County of DOUGLAS, described as follows:

Commencing at the Southeast corner of Section 24, Township 12 North, Range 20 East, M.D.B. & M.; thence North $0^{\circ}05'$ West a distance of 563.03 feet to a point; thence South $69^{\circ}00'$ West a distance of 296.53 feet to the True Point of Beginning; thence South $21^{\circ}00'$ East a distance of 147.95 feet to a point; thence South $69^{\circ}00'$ West a distance of 253.11 feet to a point; thence North $25^{\circ}00'$ West a distance of 183.00 feet to a point; thence North $65^{\circ}00'$ East a distance of 239.71 feet to the beginning of a curve; thence on a curve to the right through an angle of $94^{\circ}00'$ whose radius is 25 feet and having an arc length of 41.02 feet to the end of the curve; thence South $21^{\circ}00'$ East a distance of 26.38 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a nonexclusive right-of-way for road and utility purposes 50 feet in width lying 25 feet on either side of the following described centerline:

COMMENCING at the monument set at the centerline intersection of Palomino Lane and Mustang Lane, as said monument and lanes are shown on the official Map of Ruhenstroth Ranchos Subdivision, filed for record April 14, 1965, in the Office of the County Recorder of Douglas County, State of Nevada, as Document No. 27706, thence from the point of commencement, South 515.0 feet; thence along a curve to the right with a radius of 300 feet, an angle of $31^{\circ}00'$ an arc length of 162.32 feet, to a point of reverse curve thence; on a curve to the left, with an angle of $85^{\circ}30'$, whose radius is 275 feet, and arc length of 410.37 feet; thence South $61^{\circ}40'$ East a distance of 161.91 feet; thence North $36^{\circ}00'$ East 68.64 feet; thence on a curve to the right with a radius of 510 feet, an angle of $29^{\circ}00'$, an arc length of 258.13 feet; thence North $65^{\circ}00'$ East 293.33 feet; thence along a curve to the right with a radius of 500 feet, an angle of $21^{\circ}00'$, an arc length of 183.26 feet; thence North 608.91 feet.

ALSO TOGETHER WITH a nonexclusive right-of-way for road and utility purposes 50 feet in width lying 25 feet on either side of the following described centerline:

COMMENCING at the intersection of the two courses South $61^{\circ}40'$ East 161.91 feet and North $36^{\circ}00'$ East 68.64 feet as set forth in the right-of-way immediately shown above, thence from the point of commencement, South $36^{\circ}00'$ West 46.36 feet; thence along a curve to the left with a radius of 200 feet, and angle of $33^{\circ}57'47''$ an arc length of 118.55 feet; thence along a curve to the right, with a radius of 174 feet, an angle of $27^{\circ}57'47''$ an arc distance of 84.92 feet.

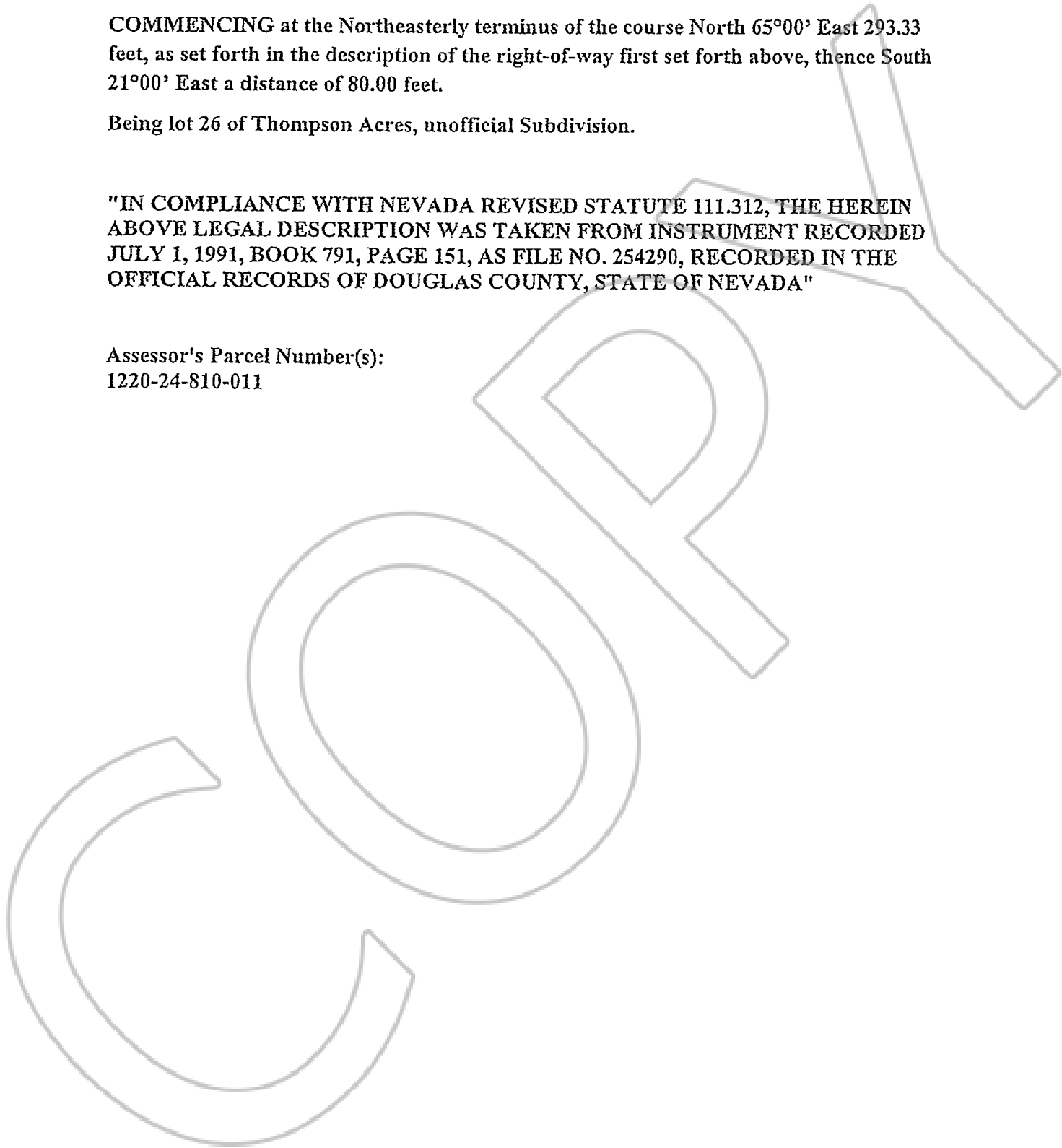
FURTHER TOGETHER with a nonexclusive right-of-way for road and utility purposes 50 feet in width lying 25 feet on either side of the following described centerline;

COMMENCING at the Northeasterly terminus of the course North 65°00' East 293.33 feet, as set forth in the description of the right-of-way first set forth above, thence South 21°00' East a distance of 80.00 feet.

Being lot 26 of Thompson Acres, unofficial Subdivision.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JULY 1, 1991, BOOK 791, PAGE 151, AS FILE NO. 254290, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA"

Assessor's Parcel Number(s):
1220-24-810-011



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-24-810-011
 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: <u>Trust OK BC</u>	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration

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 _____ Grantor

Signature [Signature] Capacity _____ Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Chad R. Cox and Katharine J. Cox
 Address: 628 Thorobred Ave
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Chad Robert Cox and Katharine Janna Cox, Ttees
 Address: 628 Thorobred Ave
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Gene M. Kaufmann Esq., Sullivan Law Escrow # _____
 Address: 1625 State Route 88, Ste. 401
 City: Minden State: NV Zip: 89423

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