DOUGLAS COUNTY, NV

2021-962123

RPTT:\$2866.50 Rec:\$40.00

\$2,906.50

02/17/2021 03:52 PM

Pgs=4

FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

A.P.N.:

1319-03-811-009

File No:

143-2612665 (mk)

R.P.T.T.:

\$2,866.50

When Recorded Mail To: Mail Tax Statements To: Tyler Covey and Helen Covey 358 Genoa Springs Drive Genoa, NV 89411

GRANT, BARGAIN and SALE DEED

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

Ross R. McCoy and Nancy D. McCoy, Trustees of The Nancy and Ross McCoy 1993 Trust U/I/D January 13, 1993

do(es) hereby GRANT, BARGAIN and SELL to

Tyler Covey and Helen Covey, husband and wife as joint tenants

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

PARCEL 1:

UNIT 9, BLOCK A, AS SET FORTH ON THE PLAT OF GENOA LAKES PHASE 2, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JUNE 2, 1994, IN **BOOK 694, PAGE 202, AS DOCUMENT NO. 338683.**

PARCEL 2:

THAT CERTAIN EXCLUSIVE USE AND LANDSCAPE EASEMENT DESCRIBED AS **FOLLOWS:**

COMMENCING AT THE SOUTHWESTERLY CORNER OF UNIT 9 AS SHOWN ON THE FINAL MAP OF GENOA LAKES PHASE 2 PLANNED UNIT DEVELOPMENT DOCUMENT NO. 338683 OF THE DOUGLAS COUNTY RECORDER'S OFFICE, SAID POINT BEARS NORTH 34°51'30" WEST, 197.30 FEET FROM TIE POINT 'C' AS SHOWN ON THE GENOA LAKES PHASE 2 FINAL MAP; THENCE NORTH 42°52'19" EAST, ALONG THE WESTERLY LINE OF SAID UNIT 9, 55.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 42°52'19" EAST, 34.25 FEET;

THENCE SOUTH 54°54'11" EAST, 36.68 FEET;

THENCE SOUTH 45°31'12" EAST, 36.68 FEET;

THENCE SOUTH 42°52'19" WEST, 33.00 FEET TO THE NORTHWESTERLY CORNER OF UNIT 10 BEING AMENDED TO THE TYPICAL HOUSE PLAN 3 AS SHOWN ON SAID GENOA LAKES PHASE 2 FINAL MAP;

THENCE SOUTH 42°52'19" WEST, ALONG THE WESTERLY LINE OF SAID AMENDED UNIT 10 48.33 FEET;

THENCE NORTH 47°07'41" WEST, 18.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID UNIT 9 BEING AMENDED TO THE TYPICAL HOUSE PLAN 4 AS SHOWN ON SAID GENOA LAKES PHASE 2 FINAL MAP;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID AMENDED UNIT 9 THE FOLLOWING 12 COURSES:

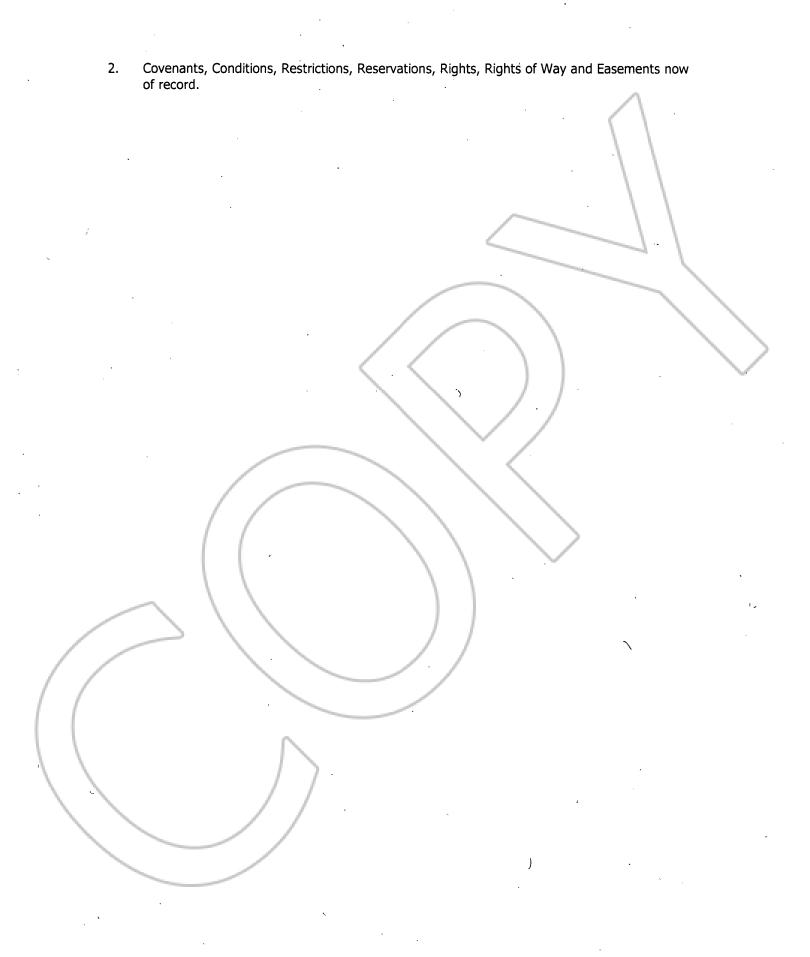
- 1. NORTH 42°52'19" EAST, 20.65 FEET;
- 2. NORTH 47°07'41" WEST, 6.67 FEET;
- 3. NORTH 42°52'19" EAST, 17.83 FEET;
- 4. SOUTH 47°07'41" EAST, 6.67 FEET;
- 5. NORTH 42°52'19" EAST, 14.33 FEET;
- 6. NORTH 47°07'41" WEST, 30.17 FEET;
- 7. NORTH 02°07'41" WEST, 2.12 FEET;
- 8. NORTH 47°07'41" WEST, 6.00 FEET;
- 9. SOUTH 87°52'19" WEST, 2.12 FEET;
- 10. NORTH 47°07'41" WEST, 1.50 FEET;
- 11. SOUTH 42°52'19" WEST, 9.67 FEET;
- 12. NORTH 47°07'41" WEST, 14.33 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 15, 2004, IN BOOK 404, PAGE 7331, AS INSTRUMENT NO. 610328.

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.



Ross R. McCoy and Nancy D. McCoy, Trustee of the Nancy and Ross McCoy 1993 Trust U/I/D January 13, 1993

Nancy D. McCoy, Trustee

Ross R. McCoy, Trustee

STATE OF **NEVADA**

: **ss.**

COUNTY OF

DOUGLAS

This instrument was acknowledged before me on January 29th 2021

The Manager D. McCoy + by 1. 1

The McCoy Trust

Ross R. McCay

Notary Public (My commission expires:

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 01/27/2021 under Escrow No. 143-2612665



STATE OF NEVADA DECLARATION OF VALUE

a) 1319-03-811-009 b) c) d)	Assessor Parcel Number(s)				
2. Type of Property a)	a) 1319-03-811-009				
2. Type of Property a)	· · · · · · · · · · · · · · · · · · ·				
2. Type of Property a)				\wedge	
a) Vacant Land b) Single Fam. Res. Conditional Land by Single Fam. Res. Conditional Land Land Book Page: Date of Recording: Date of Recording: Date of Recording: Notes: Single Fam. Res. Conditional Land Land Book Page: Date of Recording: Notes: Single Fam. Res. Conditional Land Land Land Land Land Land Land Land					
c) Condo/Twnhse d) 2-4 Plex Book Page: a) Apt. Bldg. f) Comm'l/Ind'l Nobile Home b) Apricultural h) Mobile Home i) Other 3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: d) Real Property Transfer Tax Due 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 beiled, 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 interests at 1% per 1964th. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional anouth swed. Signature: SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: The McCoy Trust Address: DEOX 5110 Address: DEOX 5110 City: Genoa State: NV Zip: 89411 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: First American Title Insurance Company Address: 1663 US Highway 395, Suite 101 City: Minden State: NV Zip: 89423	<u> </u>			1 1	
e) Apt. Bldg. f) Comm'l/Ind'I Date of Recording: g) Agricultural h) Mobile Home i) Other 3. a) Total Value/Sales Price of Property: \$735,000.00 b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: \$735,000.00 d) Real Property Transfer Tax Due \$2,866.50 4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: 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 interests at 1% per install. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional anount pured. Signature: Signature: Signature: Capacity: Capac		Single Fam. Res.	FOR RECO	ORDERS OPTIONAL USE ONLY	
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d) Real Property Transfer Tax Due 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 ponts. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Signature: Signature: Signature: Signature: Signature: Capacity:	b) Deed in Lieu of Foreclosure Only (value of property)				
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Address 1663 US Highway 395, Suite 101 City: Minden State: NV Zip: 89423					
·	Address 1663 US Highway 395, Suite 10	11	·		
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)		· · · · · · · · · · · · · · · · · · ·		· -	