

A.P.N.: 1319-03-811-009
File No: 143-2612665 (mk)
R.P.T.T.: \$2,866.50

DOUGLAS COUNTY, NV **2021-962123**
RPTT:\$2866.50 Rec:\$40.00
\$2,906.50 Pgs=4 02/17/2021 03:52 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

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.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

COPY

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
Nancy D. McCoy, Trustee

Ross R. McCoy
Ross R. McCoy, Trustee

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

This instrument was acknowledged before me on January 29th 2021
Nancy D. McCoy + by
The McCoy Trust Ross R. McCoy

K. Shinkevich
Notary Public
(My commission expires: 5/30/2022)

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**

1. Assessor Parcel Number(s)
 a) 1319-03-811-009
 b) _____
 c) _____
 d) _____

2. Type of Property
- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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: _____

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: Agent
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The McCoy Trust
 Address: PO BOX 516
 City: Genoa
 State: NV Zip: 89411

Print Name: Tyler Covey and Helen Covey
 Address: 358 Genoa Springs Drive
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Company File Number: 143-2612665 mk/mk
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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