

DOUGLAS COUNTY, NV

2021-962701

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

02/26/2021 02:51 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E05

WHEN RECORDED MAIL TO:

Ralph Zastrow
1235 Golden Eagle Ct
Gardnerville, NV 89410

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

Escrow No. 2101030-RLT
APN 1320-04-001-110
R.P.T.T. \$0.00

Space Above for Recorder's Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Crystina Pak Coats, wife of the Grantee

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

Ralph Zastrow, a married man as his sole and separate property, who acquired title as a married man
all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property.

Crystina Pak Coats
Crystina Pak Coats

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on February 24, 2021
by ~~Crystina Zastrow~~ *Crystina Pak Coats*

[Signature]
NOTARY PUBLIC



Escrow No. 2101030-RLT

EXHIBIT A
LEGAL DESCRIPTION

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

PARCEL 1:

All that portion of Block K as shown on the Final Map No. 1015-2 for CARSON VALLEY BUSINESS PARK PHASE 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 3, 1998, in Book 998, Page 562, as Document No. 448664, Official Records, described as follows:

Lot 2 as shown on Record of Survey No. 1 for WALLPORT INDUSTRIAL PARK, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 8, 2006, Book 806, Page 2533, as Document No. 681475, Official Records.

PARCEL 2:

An easement over the common area for ingress and egress as defined in that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Wallport Industrial Park, recorded May 1, 2007, in Book 507, Page 337, as Document No. 700201, Official Records.

APN: 1320-04-001-110

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1320-04-001-110
- 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

Notes: _____

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 5
- b. Explain Reason for Exemption: Transfer of title between spouses 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 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 *Crystina Pak Coats* Capacity *Grantor*

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Crystina Pak Coats

Address: 1235 Golden Eagle Ct

City: Gardnerville

State: NV Zip: 89410

Print Name: Ralph Zastrow

Address: 1235 Golden Eagle Ct

City: Gardnerville

State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2101030-RLT

Address: 1483 Highway 395 #B

City: Gardnerville State: Nevada Zip: 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)