

DOUGLAS COUNTY, NV

2021-963426

RPTT:\$0.00 Rec:\$40.00

03/12/2021 01:02 PM

\$40.00 Pgs=4

ETRCO

KAREN ELLISON, RECORDER

E05

APN# : 1320-32-118-008 & 1320-32-118-007

RPTT: \$-0-

Recording Requested By:

Western Title Company

Escrow No. 125190-KDJ

When Recorded Mail To:

Danny Couste

94 Paul Way

Carson City NV 89706

Mail Tax Statements to: (deeds only)

Same as Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

Alicia Wilson

Escrow Assistant

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312 (additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That Tasha Couste, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Danny Couste, a married man as his sole and separate property all that real property situated in the City of Minden, County of Douglas, State of Nevada described as follows:

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

Parcel 1:

The West 1/2 of Lot 1, Block B, as shown on the map of SOUTH EAST ADDITION OF THE TOWN OF MINDEN, filed for record in the office of the County Recorder of Douglas County,

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

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 03/09/2021

Tasha Couste
Tasha Couste

STATE OF Nevada

COUNTY OF Carson City

This instrument was acknowledged before me on

March 9, 2021
by Tasha Couste.

Alicia Wilson
Notary Public

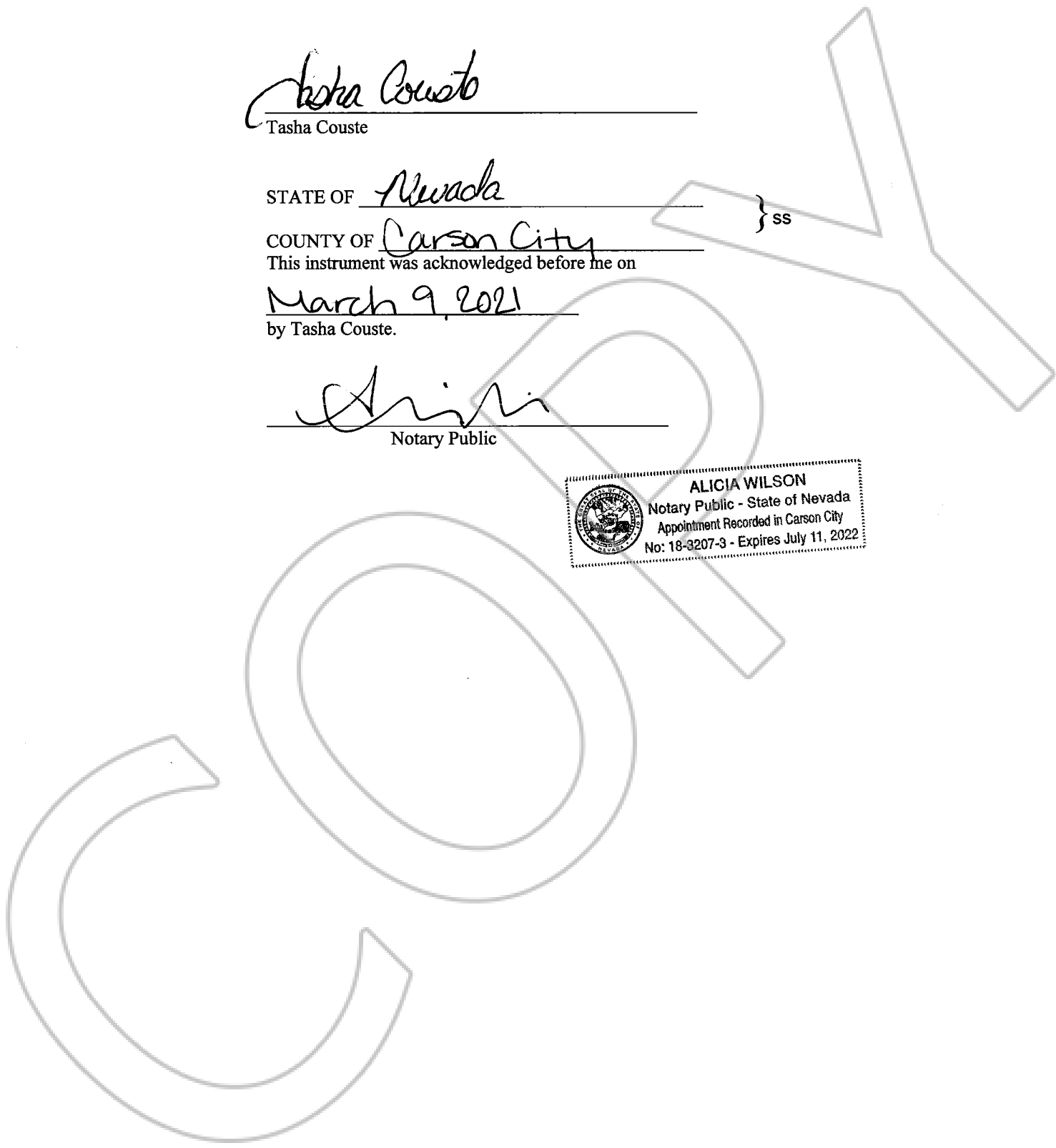
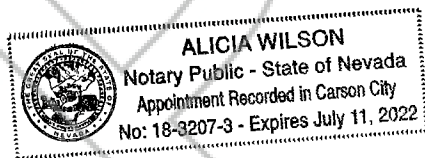


EXHIBIT "A"

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

Parcel 1:

The West 1/2 of Lot 1, Block B, as shown on the map of SOUTH EAST ADDITION OF THE TOWN OF MINDEN, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 27, 1961, as Document No. 19150 described as follows:

Beginning at the Southwest corner of said Lot 1; thence Southeast along the Southwest line of said Lot 59.36 feet to a point; thence at right angles Northeast to the Northeast line of said Lot 1; thence Northwest along said last mentioned line to the intersection with the Northeast prolongation of the Southeast line of said Lot 1; thence Southwest along said last mentioned line to the point of beginning.

Excepting therefrom that portion lying within the bounds of any public street or alley.

Parcel 2:

The East 1/2 of Lot 1, Block B, as shown on the map of SOUTH EAST ADDITION OF THE TOWN OF MINDEN, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 27, 1961, as Document No. 19150 described as follows:

Beginning at the Southeast corner of said Lot 1; thence Northwest along the Southwest line of said Lot 59.36 feet to a point; thence at right angles Northeast to the Northeast line of said Lot 1; thence Southeast along said last mentioned line to the intersection with the Northeast prolongation of the Southeast line of said Lot 1; thence Southwest along said last mentioned line to the point of beginning.

Excepting therefrom that portion lying within the bounds of any public street or alley.

NOTE: The above metes and bounds description appeared previously in that certain deeds recorded in the office of the County Recorder of Douglas County, Nevada on July 30, 2019, as Document No. 2019-932734 & 2019-932735 of Official Records.

**Assessor's Parcel Number(s):
1320-32-118-008 & 1320-32-118-007**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-32-118-008 & 1320-32-118-007

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: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$0.00
 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: Wife deeding interest off title without consideration

5. Partial Interest: Percentage being transferred: 100 %

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 _____ Capacity Escrow
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Tasha Couste
 Address: 94 Paul Way
 City: Carson City
 State: NV Zip: 89706

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Danny Couste
 Address: 94 Paul Way
 City: Carson City
 State: NV Zip: 89706

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

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Carson Office
2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 125190-KDJ

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