

DOUGLAS COUNTY, NV **2021-963428**
RPTT:\$3541.20 Rec:\$40.00
\$3,581.20 Pgs=6 03/12/2021 01:02 PM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1320-32-118-008 & 1320-32-118-007
RPTT: \$3,541.20

Recording Requested By:
Western Title Company

Escrow No.: 125190-KDJ
When Recorded Mail To:

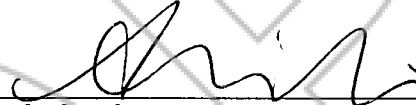
The Charles McCullough Trust,
dated August 19, 2020
1052 E Tehachapi Dr.
Long Beach CA 90807

Mail Tax Statements to: (deeds only)
Same as Above

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



Kayla Jacobsen

Escrow Officer

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

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

Brandie Clark, a married woman as her sole and separate property, Danny Couste, a married man as his sole and separate property and Jon Couste and Karri Couste, Trustees of the Jon and Karri Couste Family Trust dated July 15, 2019, each as to an undivided one-third (1/3) interest as tenants in common

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Charles McCullough, Trustee of The Charles McCullough Trust, dated August 19, 2020

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and 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, 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.

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

Dated: 03/09/2021

Jon and Karri Couste Family Trust dated July 15, 2019
THIS DOCUMENT IS EXECUTED IN COUNTERPART

Jon Couste, Trustee

THIS DOCUMENT IS EXECUTED IN COUNTERPART

Karri Couste, Trustee

THIS DOCUMENT IS EXECUTED IN COUNTERPART

Danny Couste

Date

Brandi Clark
Brandi Clark

3-9-21
Date

STATE OF Ca

COUNTY OF San Diego

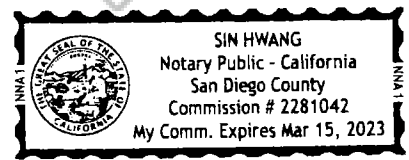
This instrument was acknowledged before me on 3/9/21 By

Brandi Clark

By ~~Jon Couste, Karri Couste, Danny Couste~~ and Brandi Clark.

Sin Hwang
Notary Public

Sin Hwang 3/9/2021



Jon and Karri Couste Family Trust dated July 15, 2019

[Signature] 3/9/2020
Jon Couste, Trustee

[Signature] 3/9/2021
Karri Couste, Trustee

[Signature] 3/9/2021
Danny Couste Date

THIS DOCUMENT IS EXECUTED IN COUNTERPART
Brandie Clark Date

STATE OF Nevada

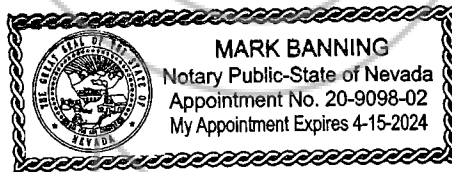
COUNTY OF Carson City

This instrument was acknowledged before me on

3-9-21

By [Signature] Jon Couste, Karri Couste, ~~Danny Couste~~ and ~~Brandie Clark~~

[Signature]
Notary Public



STATE OF NEVADA

} s.s.

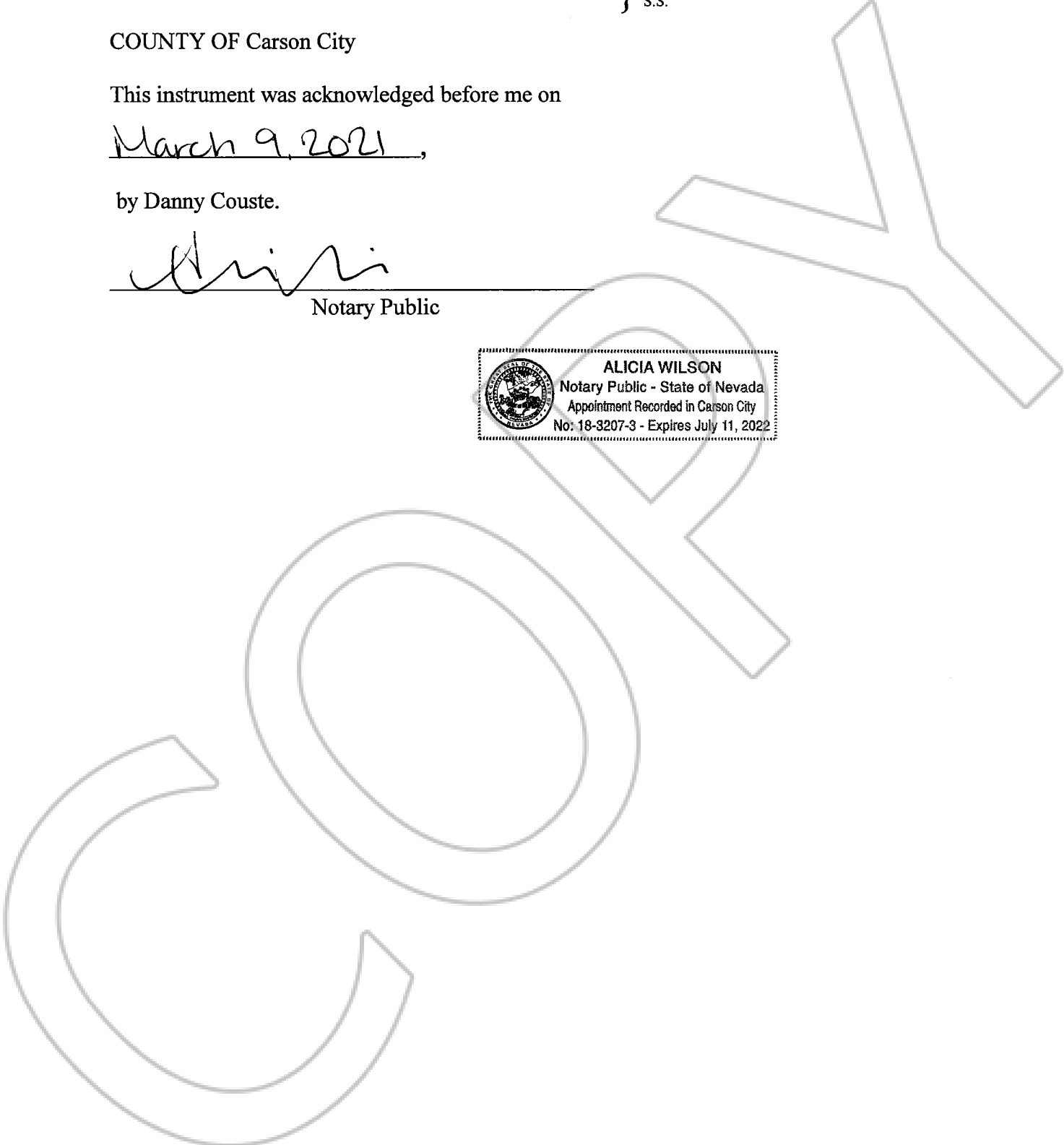
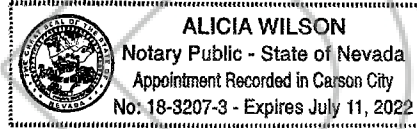
COUNTY OF Carson City

This instrument was acknowledged before me on

March 9, 2021,

by Danny Couste.

Alicia Wilson
Notary Public



**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: \$908,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$908,000.00
 Real Property Transfer Tax Due: \$3,541.20

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 [Signature] Capacity Escrow
 Signature _____ Capacity _____

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

Print Name: Brandie Clark, Danny Couste, and Jon and Karri Couste Family Trust dated July 15, 2019
Address: 1888 Divot Rd
City: Carson City
State: NV **Zip:** 89701

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

Print Name: The Charles McCullough Trust, dated August 19, 2020
Address: 1052 E Tehachapi Dr.
City: Long Beach
State: CA **Zip:** 90807

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)