

APN: 1318-03-212-024

**WHEN RECORDED, MAIL TO:**

Michelle L. Abrams, Esq.  
CLEAR COUNSEL LAW GROUP  
1671 W. Horizon Ridge Pkwy., Ste. 200  
Henderson, NV 89012

**MAIL TAX NOTICES TO:**

SYDNEY B. COATSWORTH, Trustee  
P.O. BOX 11233  
Zephyr Cove, NV 89448

**GRANT, BARGAIN AND SALE DEED**

THIS DEED is executed on April 23, 2021, by SYDNEY B. COATSWORTH, as grantor (the "Grantor"), in favor of SYDNEY B. COATSWORTH, or her successor(s), as trustees of the THE SYDNEY BETH COATSWORTH REVOCABLE TRUST, u/a/d February 6, 2006, as amended and restated, as grantees ("Grantee").

WITNESSETH:

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby Grants, Bargains, Sells and Conveys to Grantee that certain real property (the "Property") located in Douglas County, Nevada, which is more particularly described as follows:

LOT 190, AS SHOWN ON THE MAP OF SKYLAND, SUBDIVISION NO. 3, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON FEBRUARY 24, 1960, AS DOCUMENT NO. 15653.

More commonly known as 140 Ponderosa Drive, Zephyr Cove, NV 89448.

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; and

SUBJECT TO all existing liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record enforceable at law or in equity, including, without limitation, the following:

1. Taxes and assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the public records.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):  
 a) 1318-03-212-024  
 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  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: 4/23/21 Trust ok~A.B.

3. a) Total Value/Sales Price of Property \$ \_\_\_\_\_ -0-  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ -0- )  
 c) Transfer Tax Value \$ \_\_\_\_\_ -0-  
 d) Real Property Transfer Tax Due \$ \_\_\_\_\_ -0-

**4. If Exemption Claimed:**

- a) Transfer Tax Exemption per NRS 375.090, Section 07  
 b) Explain reason for Exemption: Transfer to or from a trust 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 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 *Sydney B. Coatsworth* Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantee

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

Print Name: SYDNEY B. COATSWORTH  
 Address: P.O. BOX 11233  
 City: Zephyr Cove  
 State: NV Zip: 89448

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

Print Name: SYDNEY BETH COATSWORTH  
REVOCABLE LIVING TRUST,  
u/a/d FEBRUARY 6, 2006  
 Address: P.O. BOX 11233  
 City: Zephyr Cove  
 State: NV Zip: 89448

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

Print name: Clear Counsel Law Group Escrow #: \_\_\_\_\_  
 Address: 1671 W. Horizon Ridge Pkwy., Ste. 200  
 City: Henderson State: NV Zip: 89012

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