DOUGLAS COUNTY, NV

2021-966128

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BARLOW RICHARDS LLP DBA CLEAR COUNSEL

KAREN ELLISON, RECORDER

E07

WHEN RECORDED, MAIL TO:

APN: 1318-03-212-024

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:

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.

- 2. Any facts, rights, interests or claims that are not shown by the public records but that could be ascertained by an inspection of the Property or by making inquiry of persons in possession thereof.
- 3. Easements, claims of easement or encumbrances that are not shown by the public records.
- 4. Discrepancies, conflicts on boundary lines, shortages in area, encroachments or any other facts that a correct survey would disclose, and that are not shown by public records.
- 5. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights or claims or title to water.
- 6. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - 7. Taxes for the current fiscal year.

IN WITNESS WHEREOF, Grantor has executed this Deed in favor of Grantee as of April 23, 2021.

"Grantor"

SYDNEY B. COATSWORTH

STATE OF NEVADA

}ss.

COUNTY OF CLARK

On April 23, 2021, before me, **Noah Cicero**, personally appeared **SYDNEY B. COATSWORTH** personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this **Grant**, **Bargain and Sale Deed**, and acknowledged that he or she executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.

NOAH CICERO Notary Public, State of Nevada No. 20-7917-01 My Appt. Exp. Sept. 30, 2023

NOTARY PUBLIC

STATE OF NEVADA DECLARATION OF VALUE

Type of property: a	1. As a b c		- - -				
b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value d) Real Property Transfer Tax Due S	a) c) e)	☐ Vacant land b) ☐ Condo/Twnhse d) ☐ Apt. Bldg. f) ☐ Agricultural h)	2-4 Plex Comm'l/Ind'l	Book Date of Reco	Page ording:		SEONLY
a) Transfer Tax Exemption per NRS 375.090, Section	b) c)	Deed in Lieu of Foreclosure C Transfer Tax Value	Only (value of propert	\$ () (\$ \$	-0- -0-		
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 375.06 and NRS 375.110, that the information provided is correct to the best of their information and belief, are can be supported by documentation if called upon to substantiate the information provided hereifurthermore, the parties agree that disallowance of any claimed exemption, or other determination additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursua to NRS 375.030, the Buyer and Seller-shall be jointly and severally liable for any additional amount owed Signature Signature Capacity Grantee SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: SYDNEY B. COATSWORTH BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: SYDNEY BETH COATSWORTH REVOCABLE LIVING TRUST, ulaid FEBRUARY 6, 2006 Address: P.O. BOX 11233 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: State: NV Zip: 89012	a) b)	Transfer Tax Exemption per Explain reason for Exemption	NRS 375.090, Section: <u>Transfer to or fron</u>	on <u>07</u> i a trust withou	_ t consideration	<u>1</u> .	
and NRS 375.110, that the information provided is correct to the best of their information and belief, are can be supported by documentation if called upon to substantiate the information provided hereifurthermore, the parties agree that disallowance of any claimed exemption, or other determination additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuate to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed Signature Capacity Grantee	5.	Partial Interest: Percentage	being transferred		_%		
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