

DOUGLAS COUNTY, NV

2021-968042

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

05/25/2021 12:02 PM

ETRCO

KAREN ELLISON, RECORDER

E07

APN# : 1318-03-111-052

RPTT: \$0.00

Recording Requested By:

Western Title Company

Escrow No.: 123152-KDJ

When Recorded Mail To:

Mark Alan Koffman and

Antoinette Koffman

1055 Deer Cliff Drive

Zephyr Cove, NV 89448

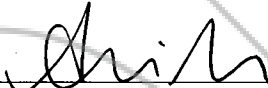
Mail Tax Statements to: (deeds only)

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,

Mark A. Koffman and Antoinette Koffman, Trustees of The Koffman Family Trust dated February 2, 2006

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

Mark Alan Koffman and Antoinette Koffman, husband and wife as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Zephyr Cove, 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

Lot 121, as shown on the map of SKYLAND SUBDIVISION UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on July 22, 1959, as Document No. 14668, EXCEPTING THEREFROM that portion described as follows:

BEGINNING at the Southwest corner of Lot 121; thence Northwesterly along the Westerly line of said Lot 121 along a curve concave to the West with a radius of 125 feet, a central angle of  $01^{\circ}08'45''$ , an arc length of 2.50 feet; thence South  $88^{\circ}04'23''$  East, 46.69 feet to a point on the South line of Lot 121; thence along said South line South  $88^{\circ}51'35''$  West, 46.71 feet to the POINT OF BEGINNING.

### PARCEL 2

All that portion of Lot 120, as shown on the map of SKYLAND SUBDIVISION UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on July 22, 1959, as Document No. 14668, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 120; thence along the Easterly line of said Lot 120, South  $08^{\circ}28'32''$  West, 2.50 feet; thence North  $88^{\circ}04'23''$  West, 46.07 feet to a point on the North line of Lot 120; thence along said North line North  $88^{\circ}51'35''$  East, 46.42 feet to the POINT OF BEGINNING.

### PARCEL 3

The right of access over Lots 32 and 33; as shown on the filed map referred to herein as reserved in the Deed from Stockton Garden Homes, Inc., a California Corporation to Skyland Water Co., a Nevada Corporation, recorded February 5, 1960, in Book 1 of Official Records at Page 268 as Document No. 15573, Official Records of Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale deed recorded in the office of the County Recorder of Douglas County, Nevada on November 8, 2019, as Document No. 2019-937910 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: 05/19/2021

COPY

The Koffman Family Trust dated February 2, 2006

*Mark A. Koffman*  
Mark A. Koffman, Trustees

*Antoinette Koffman*  
Antoinette Koffman, Trustees

STATE OF Nevada } ss

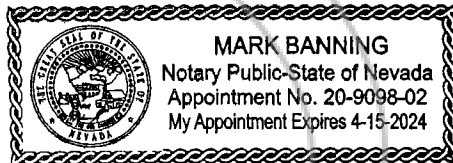
COUNTY OF Carson City

This instrument was acknowledged before me on

5-20-2021

By Mark A. Koffman and Antoinette Koffman,

*Mark Banning*  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1318-03-111-052

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: 5/25/21 Trust ok~A.B.

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 7  
 b. Explain Reason for Exemption: Deeding out of the trust 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 [Signature] Capacity Escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: The Koffman Family Trust dated February 2, 2006  
 Address: 1055 Deer Cliff Drive  
 City: Zephyr Cove  
 State: NV Zip: 89448

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Mark Alan Koffman and Antoinette Koffman  
 Address: 1055 Deer Cliff Drive  
 City: Zephyr Cove  
 State: NV Zip: 89448

**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. #: 123152-KDJ

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