

DOUGLAS COUNTY, NV

2021-968046

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

05/25/2021 12:35 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 A. Koffman and Antoinette
Koffman, Trustees of The Koffman
Family Trust dated February 2,
2006

1055 Deer Cliff Drive
Zephyr Cove, NV 89448

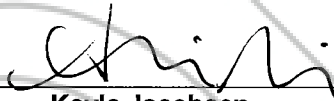
Mail Tax Statements to: (deeds only)

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

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

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

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

Mark Alan Koffman
Mark Alan Koffman

Antoinette Koffman
Antoinette Koffman

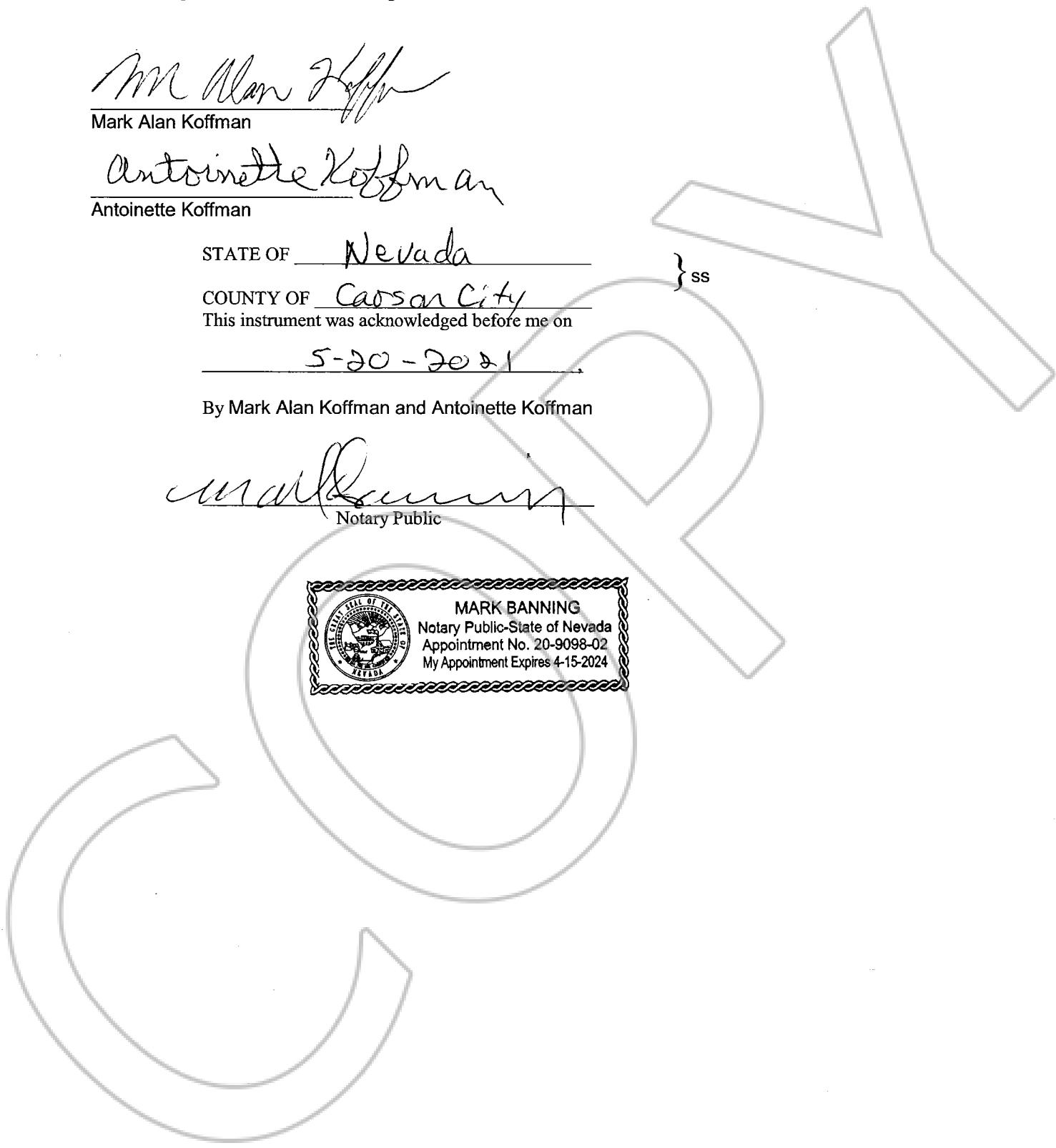
STATE OF Nevada

COUNTY OF Carson City
This instrument was acknowledged before me on

5-20-2021

By Mark Alan 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 into 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 _____ Capacity Escrow
 Signature _____ Capacity _____

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

Print Name: Mark Alan Koffman and Antoinette Koffman
 Address: 1055 Deer Cliff Drive
 City: Zephyr Cove
 State: NV Zip: 89448

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

Print Name: The Koffman Family Trust dated February 2, 2006
 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)