

DOUGLAS COUNTY, NV
RPTT:\$1306.50 Rec:\$40.00
\$1,346.50 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2021-968593

06/03/2021 02:30 PM

WHEN RECORDED MAIL TO:

Jeffrey Coburn
677 Bowles Lane
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:

Jeffrey Coburn
677 Bowles Lane
Gardnerville, NV 89460

Escrow No. 2102683-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1220-22-310-010
R.P.T.T. \$1,306.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Harry Tedsen, Trustee under The Revocable Trust Of Harry Tedsen Dated May 2, 1986 And amended July 22, 1991

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Jeffrey Coburn , an unmarried man

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

Harry Tedsen, Under The Revocable
Trust Of Harry Tedsen Dated May 2,
1986 And July 22, 1991



Harry Tedsen, Trustee

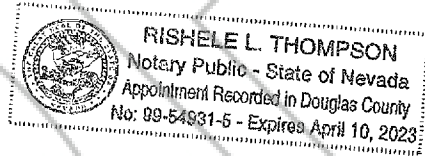
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 5/11/2021
by Harry Tedsen, Under The Revocable Trust Of Harry Tedsen Dated May 2, 1986 And amended
July 22, 1991 (Trustee)

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02102683.



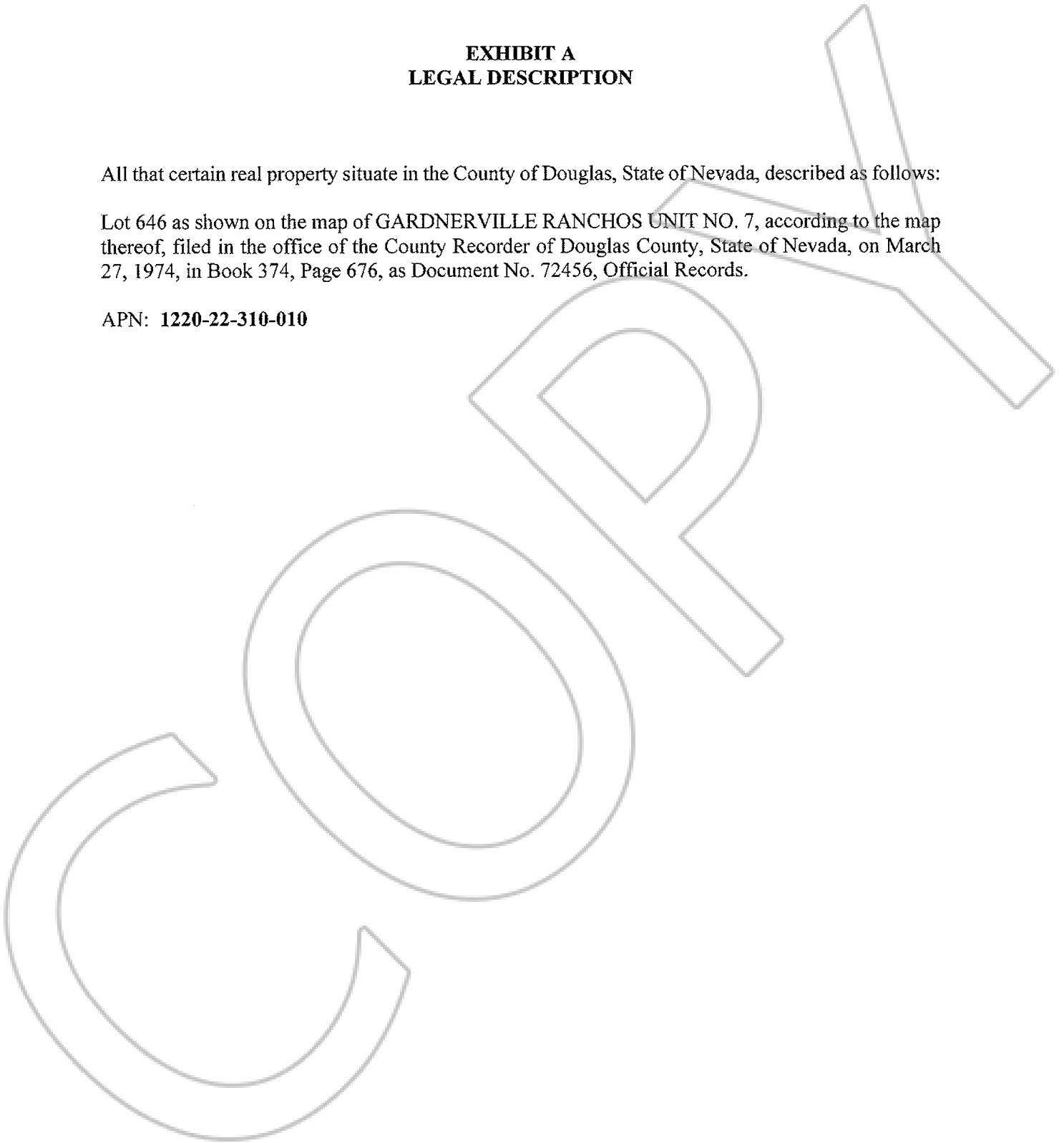
Escrow No. 2102683-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 646 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974, in Book 374, Page 676, as Document No. 72456, Official Records.

APN: **1220-22-310-010**



STATE OF NEVADA

DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
a. 1220-22-310-010
b.
c.
d.

- 2. Type of Property:
a. [] Vacant Land
b. [x] 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
Book Page
Date of Recording:
Notes:

- 3. a. Total Value/Sales Price of Property: \$ 335,000.00
b. Deed in Lieu of Foreclosure Only (value of property) \$
c. Transfer Tax Value \$ 335,000.00
d. Real Property Transfer Tax Due: 1,306.50

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

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.

Signature Capacity
Signature Capacity

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Harry Jackson
Address: 194 Aspen Hill Ct
City: Gardnerville
State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Jeffrey Coburn
Address: 677 bowles lane
City: Gardnerville
State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02102683-020-RLT
Address: 1483 US Highway 395 N, Suite B
City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED