

DOUGLAS COUNTY, NV

2021-968964

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

06/11/2021 12:11 PM

BLANCHARD KRASNER & FRENCH, APC

KAREN ELLISON, RECORDER

E10

APN: 1420-34-201-049

R.P.T.T.: \$0.00

Exempt: 10

**RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:**

Nicole M. Harvey, Esq.  
Blanchard, Krasner & French  
5470 Kietzke Lane, Suite 200  
Reno, NV 89511

MAIL TAX STATEMENTS TO:

Karl Coughtry & Marla J. Coughtry  
2743 Stewart Avenue  
Minden, NV 89423

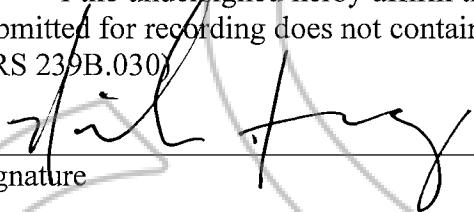
SPACE ABOVE THIS LINE FOR RECORDER'S USE

**DEED UPON DEATH**

(Title of Document)

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



Attorney

Title

Nicole M. Harvey

Printed Name

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

APN: 1420-34-201-049

RECORDING REQUESTED BY and  
RETURN RECORDED DEED TO:

Nicole Harvey  
Blanchard, Krasner & French  
5470 Kietzke Lane #200  
Reno, NV 89511

MAIL TAX STATEMENTS TO:  
Karl Coughtry & Marla J. Coughtry  
2743 Stewart Avenue  
Minden, NV 89423

### DEED UPON DEATH

We, Karl Coughtry and Marla J. Coughtry, hereinafter referred to as "Grantors" do hereby grant, bargain, sell and convey, effective upon the death of the last survivor of us, to Adam Neil Laskey, 2743 Stewart Avenue, Minden, Nevada 89423, and Devin Garrett Coughtry, 879 Coloma Drive, Carson City, Nevada 89705, "Grantees" as joint tenants with rights of survivorship the following described real property in Douglas County:

Situate in the Northwest 1/4 of Section 34, Township 14 North, Range 20 East, M.D.B.&M., described as follows:

Parcel C, as shown on the Parcel Map for Pat and Judy Roediger, recorded in the Office of the County Recorder, Douglas County, State of Nevada, on March 3, 1989, in Book 389, Page 335, as Document No. 197456.

Assessor's Parcel No. 1420-34-201-049

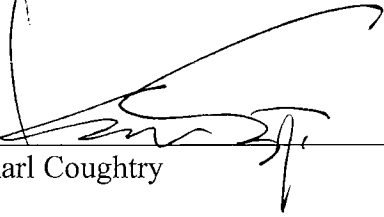
and more commonly known as 2743 Stewart Avenue, Minden, NV 89423,

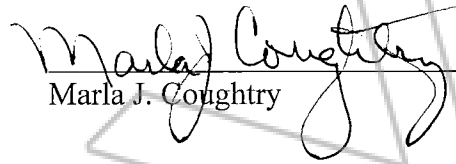
Together with all improvements, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR(S). THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR(S) WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO NRS 111.655 TO 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR(S) IN THE SAME REAL PROPERTY.

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

Date: June 10 2021

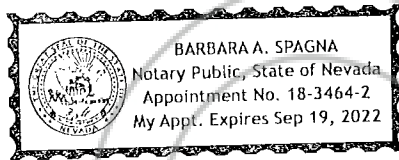
  
Karl Coughtry

  
Marla J. Coughtry

**NOTARY CERTIFICATE**

STATE OF NEVADA        )  
                                  ) ss.  
WASHOE COUNTY        )

On June 10, 2021, personally appeared before me, Barbara A. Spagna, an electronic notary public, Karl Coughtry and Marla J. Coughtry, proved to me to be the persons whose names are subscribed to the above instrument, who acknowledged that they executed the above instrument.



  
NOTARY PUBLIC

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 1420-34-201-049
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

## 2. Type of Property:

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/>            | 2-4 Plex        |
| e) <input type="checkbox"/> | Apt. Bldg.   | f) <input type="checkbox"/>            | Comm'l/Ind'l    |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/> | Other        |  |                 |

FOR RECORDERS OPTIONAL USE ONLY

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$                       
Transfer Tax Value: \$                       
Real Property Transfer Tax Due: \$                     

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 10
- b. Explain Reason for Exemption: A conveyance of real property by deed which becomes effective upon the death of the grantor pursuant to NRS 111.655 to 111.699, inclusive.

## 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 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 Attorney  
Signature [Signature] Capacity Attorney

## SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Karl Coughtry & Marla Coughtry  
Address: 2743 Stewart Avenue  
City: Minden State: NV Zip: 89423

(REQUIRED)

Print Name: Adam Neil Laskey  
Address: 2743 Stewart Avenue  
City: Minden State: NV Zip: 89423  
Print Name: Devin Garrett Coughtry  
Address: 879 Coloma Drive  
City: Carson City State: NV Zip: 89705

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Blanchard, Krasner & French Escrow # \_\_\_\_\_  
Address: 5470 Kietzke Lane, #200  
City: Reno State: NV Zip: 89511