

DOUGLAS COUNTY, NV  
RPTT:\$2535.00 Rec:\$40.00  
\$2,575.00 Pgs=3  
2022-980020  
01/19/2022 02:08 PM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1419-26-801-003  
File No: 143-2643436 (et)  
R.P.T.T.: \$2,535.00

When Recorded Mail To: Mail Tax Statements To:  
James Coyle and Tara Coyle  
PO Box 223  
Genoa, NV 89411

***GRANT, BARGAIN and SALE DEED***

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Thomas E. Stern, a married man as his sole and separate property

do(es) hereby *GRANT, BARGAIN and SELL* to

James Coyle and Tara Coyle, husband and wife as joint tenants with right of survivorship

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

**PARCEL 1:**

**A PARCEL OF LAND LOCATED WITHIN PORTIONS OF SECTION 26 AND 35, TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**ADJUSTED PARCEL 10 AS SET FORTH ON THAT CERTAIN RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR GENOA LAND INVESTORS, LLC, MDA ENTERPRISES, INC. AND FOUR CREEKS VISALIA, L.P., FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JUNE 12, 2007, BOOK 607, PAGE 3401, DOCUMENT NO. 702844, OFFICIAL RECORDS.**

**PARCEL 2:**

**A 50 FOOT WIDE NON-EXCLUSIVE PRIVATE ACCESS EASEMENT AS DESCRIBED BELOW THAT AFFECTS A PORTION OF SAID LAND.**

**A 50 FOOT WIDE EASEMENT FOR ACCESS PURPOSES LOCATED WITHIN PORTIONS OF SECTIONS 26, 27, AND 35, TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B.&M., THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT A FOUND 5/8" REBAR, NO TAG, A POINT ON THE EASTERLY LINE OF JACKS VALLEY ROAD, THE NORTHWESTERLY CORNER OF PARCEL 2 AS SHOWN**

**ON THE MAP OF DIVISION INTO LARGE PARCELS FOR LITTLE MONDEAUX LIMOUSIN CORPORATION RECORDED JULY 31, 1992 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 284936, SAID POINT BEARS SOUTH 32°55'56" WEST, 2868.09 FEET FROM THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B.&M;  
THENCE ALONG THE EASTERLY LINE OF JACKS VALLEY ROAD NORTH 21°17'11" EAST, 3824.96 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 48°04'14" EAST, 137.81 FEET;  
THENCE SOUTH 67°56'54" EAST, 136.45 FEET;  
THENCE SOUTH 76°57'51" EAST, 115.98 FEET;  
THENCE SOUTH 43°47'31" EAST, 408.02 FEET;  
THENCE SOUTH 69°32'35" EAST, 488.75 FEET;  
THENCE SOUTH 45°22'30" EAST, 538.44 FEET;  
THENCE SOUTH 33°32'36" EAST, 651.56 FEET;  
THENCE SOUTH 48°38'31" EAST, 411.00 FEET;  
THENCE SOUTH 24°30'27" EAST, 181.95 FEET;  
THENCE SOUTH 44°27'16" WEST, 169.89 FEET;  
THENCE SOUTH 75°08'00" EAST, 662.33 FEET;  
THENCE NORTH 85°16'59" EAST, 346.54 FEET;  
THENCE NORTH 61°34'17" EAST, 459.01 FEET;  
THENCE NORTH 34°22'26" EAST, 306.36 FEET;  
THENCE SOUTH 79°02'24" EAST, 532.81 FEET;  
THENCE NORTH 86°15'01" EAST, 745.21 FEET;  
THENCE NORTH 43°11'41" EAST, 321.95 FEET;  
THENCE NORTH 54°28'57" EAST, 341.00 FEET;  
THENCE NORTH 00°10'00" EAST, 335.73 FEET;  
THENCE SOUTH 89°50'00" EAST, 43.66 FEET TO THE TERMINUS OF THIS DESCRIPTION.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 27 2016, AS INSTRUMENT NO. 2016-879980 OF OFFICIAL RECORDS.**

*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.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.



Thomas E. Stern

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

: ss.

This instrument was acknowledged before me on 14 janvier 2022 by **Thomas E. Stern.**

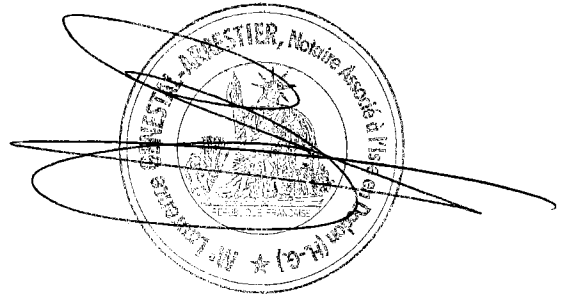
Maître Laurence GENESTAL-ARRESTIER  
Notary Public

(My commission expires: \_\_\_\_\_ )

**SCP Laurence GENESTAL-ARRESTIER**  
Notaire Associée  
33-35, avenue des Pyrénées - B.P. 4  
31230 L'ISLE EN DODON  
Tél. 05 61 94 00 23 - Fax 05 61 88 13 05  
etude31080.lisleendodon@notaires.fr

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2643436.

Je Soussigné, M<sup>e</sup> GENESTAL-ARRESTIER  
Notaire à L'ISLE EN DODON (31),  
certifie exacte, sincère et véritable  
la signature ci-contre  
A l'Isle en Dodon, le 14/01/2022



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1419-26-801-003
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$650,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$650,000.00
- d) Real Property Transfer Tax Due \$2,535.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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. 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]  
Signature: \_\_\_\_\_

Capacity: Cooper  
Capacity: \_\_\_\_\_

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

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

Print Name: Thomas E. Stern  
Address: Lieu dit "Le Serrot Cadeillan,  
32220, France  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

Print Name: James Coyle and Tara  
Coyle  
Address: PO Box 223  
City: Genoa  
State: NV Zip: 89411

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title Insurance  
Company  
Address: 1663 US Highway 395, Suite 101  
City: Minden

File Number: 143-2643436 et/ et  
State: NV Zip: 89423

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