

DOUGLAS COUNTY, NV **2022-982470**
RPTT:\$4582.50 Rec:\$40.00
\$4,622.50 Pgs=2 03/14/2022 03:17 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1318-23-213-031
R.P.T.T.	\$4,582.50
File No.:	1590298 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Bradford W. Couture and Kathleen K. Couture, Co-Trustees of the Couture Family Trust dated May 23, 2001	
161 H Avenue	
Coronado, CA 92118	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Charles Andrew Nielsen and Kaaran Elizabeth Thomas, husband and wife, as Community Property with Right of Survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Bradford W. Couture and Kathleen K. Couture, Co-Trustees of the Couture Family Trust dated May 23, 2001, ,** all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

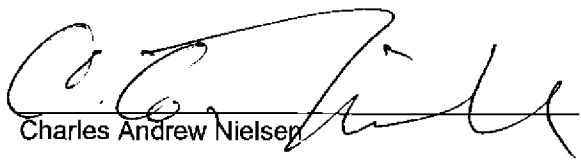
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

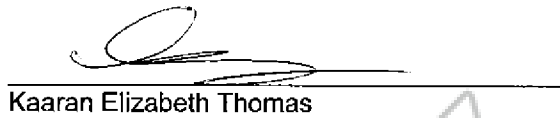
Lot 43B, as shown on the map of LAKE VILLAGE UNIT NO. 2-D, filed for record in the office of the County Recorder, State of Nevada, on June 5, 1972, in Book 101, at Page 277, as Document No. 59803, Official Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: March 1, 2022

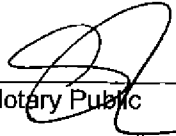
SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

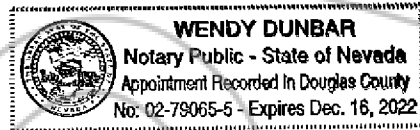

Charles Andrew Nielsen


Kaaran Elizabeth Thomas

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 7 day of March, 2022
By: Charles Andrew Nielsen and Kaaran Elizabeth Thomas

Signature: 
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-213-031
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 1,175,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,175,000.00
 d. Real Property Transfer Tax Due \$ 4,582.50

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. 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 Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Charles Andrew Nielsen and Kaaran Elizabeth Thomas
 Address: 520 Freeing Oak Street
 City: San Marcos
 State: TX Zip: 78666

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Bradford W. Couture and Kathleen K. Couture, Co-Trustees of the Couture Family Trust dated May 23, 2001
 Address: 161 H Avenue
 City: Coronado
 State: CA Zip: 92118

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1590298 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410