

DOUGLAS COUNTY, NV

2022-982863

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

03/23/2022 09:50 AM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

E07

A.P.N.: 1419-04-002-003

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elka Point Road, Suite 445, P.O. Box 10287
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Brian Coulson and Beth Coulson
8990 Fargo Lane
Granite Bay, CA 95746

Escrow No.: ZC3220-JL

RPTT 0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Brian Coulson and Beth Coulson, Husband and Wife

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Brian J. Coulson and Beth N. Coulson Trustees of the Brian and Beth Coulson Living Trust dated June 30, 2020

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Brian Coulson

Beth Coulson

STATE OF NEVADA
COUNTY OF

} ss:

This instrument was acknowledged before me on _____

by _____

Notary Public _____ (seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange NHI THI KIEU PHAN, Notary Public

On 03/18/2002 before me, _____
(Date) (Here insert Name and Title of the Officer)

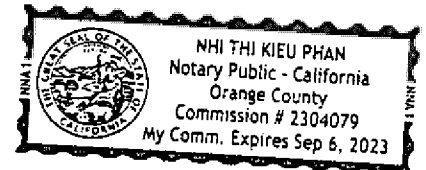
personally appeared Brian Coulson, Beth Coulson
(Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public) (Seal)



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS

Parcel 1

Lot 201 of CLEAR CREEK TAHOE PHASE 1A & 1B, according to the map thereof, filed in the office of the County Recorder of Douglas County, state of Nevada, on November 18, 2016, as File No. 2016-890939, Official Records, as amended by Certificate of Amendment recorded January 23, 2017, as File No. 2017-893667, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 2018-915417, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 2018-915418

Parcel 2

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded September 27, 2016 as Document No. 2016-888265, Official Records. And Amendments thereto recorded as document numbers 890755, 902099 and 916465

APN: 1419-04-002-003

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1419-04-002-003
- 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>3/23/22 Trust Ok~A.B.</u>	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0

Transfer Tax Value \$ 0

Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section 7
- b. Explain Reason for Exemption transferring into Trust for Lending purposes
WITHOUT CONSIDERATION

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] Brian Coulson _____

Signature [Signature] Brian Coulson, Trustee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Brian Coulson

Address: 8990 Fargo Lane
Granite Bay CA 95746

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Brian Coulson, Trustee

Address: 8990 Fargo Lane
Granite Bay, CA 95746

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

Print Name: Signature Title Company LLC Escrow #: ZC3220-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED