

DOUGLAS COUNTY, NV
RPTT:\$4095.00 Rec:\$40.00
\$4,135.00 Pgs=3
2022-985226
05/19/2022 11:25 AM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1219-11-001-012
R.P.T.T.	\$4,095.00
File No.:	1686661 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
James A. Coyle JR and Teri E. Coyle, Trustees of the Coyle Revocable Trust dated September 11, 2008	
1190 Mottsville Meadows Way	
Gardnerville, NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Rick R. Clemens and Veronica L. Clemens, Trustees of The RVC Holding Trust dated June 27, 2019** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **James A. Coyle, Jr. and Teri E. Coyle, Trustees of f the Coyle Revocable Trust dated September 11, 2008**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

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.

Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.

Dated: 5-1-2022

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

RVC Holding Trust dated June 27, 2019

By: *Rick Clemens*
Rick Clemens, Trustee

By: *Veronica Clemens*
Veronica Clemens, Trustee

State of Nevada)
) ss
County of Carson City)

This instrument was acknowledged before me on the 11th day of May, 2022
By: Rick Clemens and Veronica Clemens .

Signature: *Brandi E. Bernard*
Notary Public

My Commission Expires: 11/2/24

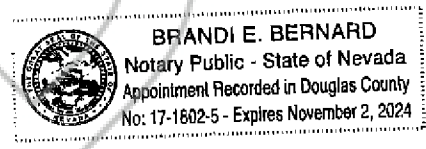


EXHIBIT "A" LEGAL DESCRIPTION

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

Parcel 1:

Parcel 3C as set forth on that certain Parcel Map LDA #03-033 for MOTTSVILLE MEADOWS filed for record on July 20, 2004, Book 0704 of Official Records, Page 8112, as Document No. 619273.

Parcel 2:

60 - foot wide access, Public Utility and Ditch Maintenance Easement.

A sixty foot wide easement for access, public utility, and ditch maintenance purposes located within portions of Sections 2 and 11, Township 12 North, Range 19 East, Mount Diablo Meridian, described as follows:

Commencing at a found 1939 U.S.G.L.O. brass cap, the 1/4 corner common to said Sections 2 and 11, THE POINT OF BEGINNING; thence 60 feet Westerly of and parallel with the following description: North 19°16'28" West, 713.61 feet; North 19°00'55" West, 2,075.70 feet to a point on the Southerly right-of-way of Mottsville Lane, THE POINT OF TERMININUS.

Said easement shall be lengthened or shortened to match Grantor's property lines.

The basis of bearing of this description is North 89°53'00" East, the South line of Section 12, Township 12 North, Range 19 East, M.D.M., as shown on the Final Map for Sheridan Meadows recorded May 21, 1973 as Document No. 66349.

NOTE: The above metes and bounds description appeared previously in that certain Grant Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on July 15, 2019 as Document No. 2019-931766 of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1219-11-001-012
 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 \$ 1,050,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,050,000.00
 d. Real Property Transfer Tax Due \$ 4,095.00

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

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 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 RA Capacity Grantor Escrow
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Rick R. Clemens and Veronica L. Clemens, Trustees of The RVC Holding Trust dated June 27, 2019
 Address: P.O. Box 21768
 City: Carson City
 State: NV Zip: 89721

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: the James A. Coyle JR and Teri E. Coyle, Trustees of the Coyle Revocable Trust dated September 11, 2008
 Address: 1190 Mottsville Meadows Way
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1686661 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410