

DOUGLAS COUNTY, NV **2022-985708**  
RPTT:\$1950.00 Rec:\$40.00  
\$1,990.00 Pgs=2 **05/31/2022 10:20 AM**  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1419-22-710-020  
File No: 143-2651658 (et)  
R.P.T.T.: \$1,950.00

When Recorded Mail To: Mail Tax Statements To:  
Stephen DeSantis and Rachel Louise-Borello DeSantis  
7250 Eagle Ridge Drive  
Gilroy, CA 95020

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

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

James Coyle III and Tara Coyle husband and wife as community property

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

Stephen DeSantis and Rachel Louise-Borello DeSantis, 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:

**LOT 63, AS SHOWN ON THE FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT PD 05-012 CANYON CREEK ESTATES, RECORDED MARCH 15, 2007, IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, IN BOOK 0307 AT PAGE 4530 AS FILE NO. 697065, OFFICIAL RECORDS, AND AMENDED BY THAT CERTIFICATE OF AMENDMENT RECORDED ON MARCH 27, 2007 IN BOOK 0307 AT PAGE 8650 AS DOCUMENT NO. 697842 CHANGING THE NAME OF THE SUBDIVISION MAP TO CANYON CREEK ESTATES PHASE 2.**

*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.

James Coyle III  
Tara Coyle

STATE OF **NEVADA** )  
 : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on 5-13-22 by **James Coyle, III and Tara Coyle.**

[Signature]  
Notary Public  
(My commission expires: 5/3/25)

 **E. TOBIAS**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 17-2785-5 - Expires May 3, 2025

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2651658.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1419-22-710-020  
 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: \$500,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$500,000.00  
 d) Real Property Transfer Tax Due \$1,950.00

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: Agent  
 Capacity: \_\_\_\_\_

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

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

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

Print Name: Stephen DeSantis and Rachel Louise-Borello DeSantis  
 Address: 7250 Eagle Ridge Drive  
 City: Gilroy  
 State: CA      Zip: 95020

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

First American Title Insurance  
 Print Name: Company      File Number: 143-2651658 et/ et  
 Address 1663 US Highway 395, Suite 101  
 City: Minden      State: NV      Zip: 89423

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