

APN: 1320-30-710-014
R.P.T.T.: \$1,443.00
Escrow No.: 22028835-DR
When Recorded Return To:
Gregory P. Cohen
100 South Park Avenue
Breckenridge, CO 80424

Mail Tax Statements to:
Gregory P. Cohen
100 South Park Avenue
Breckenridge, CO 80424

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The Living Trust of Lester Tschohl dated December 26, 2017, Carl E Leach, Trustee

do(es) hereby Grant, Bargain, Sell and Convey to

Gregory P. Cohen, a single man

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

PARCEL 1:

Unit 13, of the Planned Development Map (PD 03-005) for Minden Town Homes, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on February 2nd, 2004, as Document No. 603488.

PARCEL 2:

An undivided 1/31st interest in the common elements shown on the above mentioned Planned Development Map and as set forth in the Declaration of Covenants, Conditions, and Restrictions for Minden Town Homes, recorded November 5, 2003 in Book 1103, Page 2081, Document No. 595951 and in the Amended and Restated Declaration recorded February 6, 2004 in Book 204, Page 2633, Document No. 604005.

PARCEL 3:

An exclusive easement for the use and enjoyment of the Limited Common Elements appurtenant to Parcel 1, described above, as shown on the abovementioned Planned Development Map and as set forth in the abovementioned Declaration and Amendment and Restated Declaration.

Assessors Parcel No.: 1320-30-710-014

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

Dated this 25 day of June, 2022.

The Living Trust of Lester Tschohl dated December 26, 2017

BY: Carl E Leach
Carl E. Leach
Trustee

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 Montana

County of Yellowstone

On 25th of June, 2022,

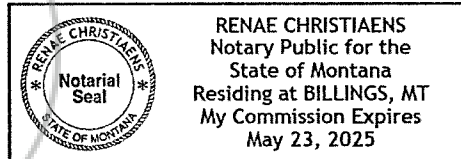
before me, Renae Christiaens Notary Public

personally appeared Carl E Leach only

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 Renae Christiaens (Seal)
Renae Christiaens
5/23/2025



Completed via Remote Online Notarization using 2 way Audio/Video technology.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor/Parcel Number(s)
a) 1320-30-710-014
b) _____
c) _____
d) _____

2. Type of Property:
a) Vacant Land b) Sgl. Fam. Residence
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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$370,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
c. Transfer Tax Value: \$370,000.00
d. Real Property Transfer Tax Due: \$1,443.00

4. **IF EXEMPTION CLAIMED:**
a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%
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 the 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: _____ Grantor Agent
Signature _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name:	<u>The Living Trust of Lester Tschohl dated December 26, 2017, Carl E Leach, Trustee</u>	Print Name:	<u>Gregory P. Cohen</u>
Address:	<u>4433 Longshore Way</u>	Address:	<u>100 South Park Avenue</u>
City:	<u>San Diego</u>	City:	<u>Breckenridge</u>
State:	<u>CA</u> Zip: <u>92130</u>	State:	<u>Colorado</u> Zip: <u>80424</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22028835-DR
Address: 896 W Nye Ln, Ste 104
City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED