

APN: 1319-03-811-009



00159516202209892970060066

RECORDING REQUESTED BY
Matthew A. Corsaut

KAREN ELLISON, RECORDER

E07

AND WHEN RECORDED MAIL TO
Tyler Covey and Helen Covey
PO Box 867
Genoa, NV 89411

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Tyler Covey and Helen Covey, husband and wife, as joint tenants;

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


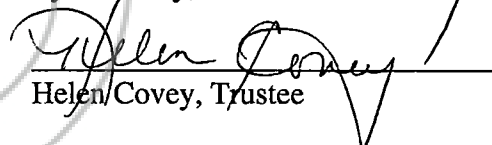
Tyler Covey and Helen Covey, Trustees of the Covey Trust:

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

See Exhibit A attached:

APN: 1319-03-811-009

Dated: 9-6-22


Tyler Covey, Trustee

Helen Covey, Trustee

NOTARY ACKNOWLEDGMENT

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.

Nevada
State of ~~California~~

County of Douglas

On September 6, 2022 before me, (Estefanie Palomino, Notary), personally appeared **Tyler Covey and Helen Covey** 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.



Notary Public

Estefanie Palomino

Printed Name

My Commission Expires:

May 16, 2025

Commission #

21-0778-12

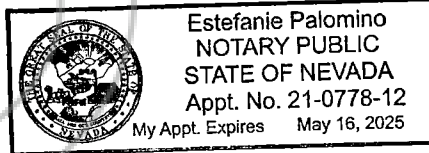


EXHIBIT A

PARCEL 1:

UNIT 9, BLOCK A, AS SET FORTH ON THE PLAT OF GENOA LAKES PHASE 2, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JUNE 2, 1994, IN BOOK 694, PAGE 202, AS DOCUMENT NO. 338683.

PARCEL 2:

THAT CERTAIN EXCLUSIVE USE AND LANDSCAPE EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF UNIT 9 AS SHOWN ON THE FINAL MAP OF GENOA LAKES PHASE 2 PLANNED UNIT DEVELOPMENT DOCUMENT NO. 338683 OF THE DOUGLAS COUNTY RECORDER'S OFFICE, SAID POINT BEARS NORTH 34°51'30" WEST, 197.30 FEET FROM TIE POINT 'C' AS SHOWN ON THE GENOA LAKES PHASE 2 FINAL MAP; THENCE NORTH 42°52'19" EAST, ALONG THE WESTERLY LINE OF SAID UNIT 9, 55.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 42°52'19" EAST, 34.25 FEET;

THENCE SOUTH 54°54'11" EAST, 36.68 FEET;

THENCE SOUTH 45°31'12" EAST, 36.68 FEET;

EXHIBIT A



THENCE SOUTH 42°52'19" WEST, 33.00 FEET TO THE NORTHWESTERLY CORNER OF UNIT 10 BEING AMENDED TO THE TYPICAL HOUSE PLAN 3 AS SHOWN ON SAID GENOA LAKES PHASE 2 FINAL MAP;

THENCE SOUTH 42°52'19" WEST, ALONG THE WESTERLY LINE OF SAID AMENDED UNIT 10 48.33 FEET;

THENCE NORTH 47°07'41" WEST, 18.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID UNIT 9 BEING AMENDED TO THE TYPICAL HOUSE PLAN 4 AS SHOWN ON SAID GENOA LAKES PHASE 2 FINAL MAP;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID AMENDED UNIT 9 THE FOLLOWING 12 COURSES:

- 1. NORTH 42°52'19" EAST, 20.65 FEET;**
- 2. NORTH 47°07'41" WEST, 6.67 FEET;**
- 3. NORTH 42°52'19" EAST, 17.83 FEET;**
- 4. SOUTH 47°07'41" EAST, 6.67 FEET;**
- 5. NORTH 42°52'19" EAST, 14.33 FEET;**
- 6. NORTH 47°07'41" WEST, 30.17 FEET;**
- 7. NORTH 02°07'41" WEST, 2.12 FEET;**
- 8. NORTH 47°07'41" WEST, 6.00 FEET;**
- 9. SOUTH 87°52'19" WEST, 2.12 FEET;**
- 10. NORTH 47°07'41" WEST, 1.50 FEET;**
- 11. SOUTH 42°52'19" WEST, 9.67 FEET;**
- 12. NORTH 47°07'41" WEST, 14.33 FEET TO THE TRUE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 15, 2004, IN BOOK 404, PAGE 7331, AS INSTRUMENT NO. 610328.

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.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-03-811-009
 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: <u>Verified Trust - 9c</u>	

- 3.a. Total Value/Sales Price of Property \$ 735000
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 735000
 d. 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: transer to trust 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 *Tyler Covey* Capacity: Trustee

Signature *Helen Covey* Capacity: Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Tyler Covey and Helen Covey
 Address: 358 Genoa Springs Drive
 City: Genoa
 State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Covey Trust
 Address: 358 Genoa Springs Drive
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED