

A.P.N.: 1022-09-001-057
File No: 143-2659057 (et)
R.P.T.T.: \$1,540.50

When Recorded Mail To: Mail Tax Statements To:
THE LESLIE GEORGE HOPKINS, JR. AND CLARISSA ROXANE
HOPKINS TRUST
1234 Canyon Drive
Wellington, NV 89444

GRANT, BARGAIN and SALE DEED

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

Dennis Coughlin and Cindy Coughlin, husband and wife as joint tenants with right of survivorship

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

LESLIE GEORGE HOPKINS, JR. AND CLARISSA ROXANE HOPKINS, TRUSTEES OF THE
LESLIE GEORGE HOPKINS, JR. AND CLARISSA ROXANE HOPKINS TRUST DATED
JANUARY 31, 2017

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

LOT 97 AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES UNIT NO. 3, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 31, 1969, IN BOOK 1 OF MAPS, PAGE 221, AS DOCUMENT NO, 44091.

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

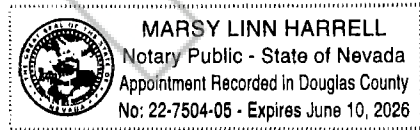
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Dennis Coughlin
Dennis Coughlin
Cindy Coughlin
Cindy Coughlin

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

This instrument was acknowledged before me on December 14, 2022 by **Dennis Coughlin and Cindy Coughlin.**

Marsy Linn Harrell
Notary Public
(My commission expires: 10-10-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2659057.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-09-001-057
- 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: \$394,900.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$394,900.00
- d) Real Property Transfer Tax Due \$1,540.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 90% %

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: [Signature]

Capacity: Owner
Capacity: Owner

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

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

Print Name: Dennis Coughlin and Cindy Coughlin
Address: 1315 Topaz Ranch Rd.
City: Wellington
State: NV Zip: 89444

Print Name: LESLIE GEORGE HOPKINS, JR. AND CLARISSA ROXANE HOPKINS, TRUSTEE
Address: 1234 Canyon Drive
City: Wellington
State: NV Zip: 89444

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

Print Name: First American Title Insurance Company File Number: 143-2659057 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)