

A.P.N.: 1319-19-113-005  
File No: 123-2667393 (VD)  
R.P.T.T.: \$3,510.00

When Recorded Mail To: Mail Tax Statements To:  
Nicholas Coutches  
PO Box 5734  
Stateline, NV 89449

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

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

David Brown, Successor Trustee of The Robert G. Davis Living Trust, dated February 10, 2023

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

Nicholas Coutches, a single man and Erin Black, a single woman

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


**LOT 5, AS SHOWN ON THE MAP OF ASPEN VALLEY SUBD'N. UNIT NO. 2, FILED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 15, 1966 IN BOOK 1 OF MAPS, AS DOCUMENT NO. 34571.**

*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.

David Brown, Successor Trustee of The Robert  
G. Davis Living Trust

  
\_\_\_\_\_  
David Brown, Successor Trustee

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

This instrument was acknowledged before me on \_\_\_\_\_ by  
**David Brown, Successor Trustee of The Robert  
G. Davis Living Trust.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
08/30/2023 under Escrow No. 123-2667393

# 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.

State of California  
County of CONTRA COSTA

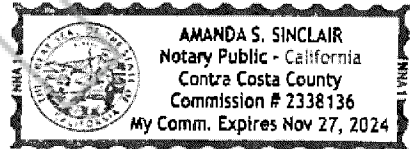
On Sep. 4, 2023 before me, AMANDA S SINCLAIR, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared David Brown  
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 Amanda Sinclair (Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1319-19-113-005  
 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: \$900,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$900,000.00  
 d) Real Property Transfer Tax Due \$3,510.00

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: *David Brown*  
 Signature: \_\_\_\_\_

Capacity: Successor Trustee/Grantor  
 Capacity: \_\_\_\_\_

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

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

David Brown, Successor Trustee of The Robert G. Davis Living  
 Print Name: Trust  
 Address: 317 Warmcastle Court  
 City: Martinez  
 State: CA      Zip: 94553

Nicholas Coutches and  
 Print Name: Erin Black  
 Address: P.O. BOX 5734  
 City: Stateline  
 State: NV      Zip: 89449

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

First American Title Insurance  
 Print Name: Company  
 Address: 940 Southwood Blvd, Suite 203  
 City: Incline Village

File Number: 123-2667393 VD/ vg  
 State: NV      Zip: 89451

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

**STATE OF NEVADA  
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 b) \_\_\_\_\_  
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 e)  Apt. Bldg.      f)  Comm'l/Ind'l  
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 \_\_\_\_\_ %

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Signature: [Signature]  
 Signature: [Signature]

Capacity: Grantee  
 Capacity: Grantee

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

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

Print Name: David Brown, Successor Trustee of The Robert G. Davis Living Trust  
 Address: 317 Warmcastle Court  
 City: Martinez  
 State: CA Zip: 94553

Print Name: Nicholas Coutches and Erin Black  
 Address: P.O. Box 5734  
 City: Stateline  
 State: NV Zip: 89449

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

Print Name: First American Title Insurance Company File Number: 123-2667393 VD/vg  
 Address: 940 Southwood Blvd, Suite 203  
 City: Incline Village State: NV Zip: 89451

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