

DOUGLAS COUNTY, NV  
RPTT:\$2145.00 Rec:\$40.00  
\$2,185.00 Pgs=4

**2023-1000517**  
09/15/2023 01:03 PM

SIGNATURE TITLE - MINDEN  
SHAWNYNE GARREN, RECORDER

**A.P.N.: 1220-08-802-003**

**RECORDING REQUESTED BY:**  
Signature Title Company LLC  
1664 Highway 395 Suite 106  
Minden, NV 89423

**MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:**

**Kylie Lauryn Marshall and Benjamin Coonrod**  
P.O. Box 164  
Chilcote, CA 96105

**Escrow No.: 710242-NF**

RPTT \$2,145.00

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**Melvyn B. Fisetto and Helen J. Fisetto 2000 Revocable Trust, dated November 13, 2000, Helen J. Fisetto, Surviving Trustee**

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

**Kylie Lauryn Marshall, a single woman and Benjamin Coonrod, a single man, as joint tenants**

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

**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

Melvyn B. Fisetle and Helen J. Fisetle 2000 Revocable Trust, dated November 13, 2000, Helen J. Fisetle, Surviving Trustee

*Helen J. Fisetle Surviving Trustee*

By: Helen J. Fisetle, Surviving Trustee

STATE OF  
COUNTY OF

} ss: *See Attached Certificate*

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

\_\_\_\_\_  
Notary Public (seal)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

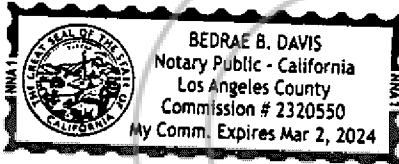
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On September 09, 2023 before me, Bedrae B Davis, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Helen J Fisek  
Name(s) of Signer(s)

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 [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document  
Title or Type of Document: Grant, Buyin, Sale Deed  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)  
Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

A parcel of land situated in and being a portion of the Southeast quarter of the Southeast quarter, Section 8, Township 12 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Parcel No. 2 as set forth on that certain Parcel Map No. 2, for Phillip D. McKinnon, et ux, filed for record in the office of the County Recorder of Douglas County, Nevada on July 11, 1978, as Document No. 22838.

APN: 1220-08-802-003

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1220-08-802-003
- 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'/Ind'l
- g)  Agricultural      h)  Mobile Home
- Other

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$550,000.00  
Transfer Tax Value \$550,000.00  
Real Property Transfer Tax Due: \$2,145.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

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 *M. F. Foy*      *A. Grant*

Signature \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(Required)**

Melvyn B. Fisetete and Helen J. Fisetete 2000 Revocable Trust, dated November 13, 2000, Helen J. Fisetete, Surviving Trustee

Print Name: \_\_\_\_\_  
Address: 21337 Payne Ave  
Torrance, CA 90502

**BUYER (GRANTEE) INFORMATION**  
**(Required)**

Kylie Lauryn Marshall and Benjamin Coonrod

Print Name: \_\_\_\_\_  
Address: P.O. Box 164  
Chilcoat, CA 96105

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

Print Name: Signature Title Company LLC      Escrow #: 710242-NF  
Address: 1664 Highway 395 Suite 106, Minden, NV 89423