

DOUGLAS COUNTY, NV **2023-1001669**
RPTT:\$3900.00 Rec:\$40.00
\$3,940.00 Pgs=3 **10/23/2023 02:11 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1219-03-002-046
R.P.T.T.: \$3,900.00
Escrow No.: 23037044-SA
When Recorded Return To:
The Jesser Family Revocable Living Trust
dated July 19, 2018, and any amendments
thereto
2622 Yorkshire Road
Riverside, CA 92506

Mail Tax Statements to:
The Jesser Family Revocable Living Trust
dated July 19, 2018, and any amendments
thereto
2622 Yorkshire Road
Riverside, CA 92506

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sandra Coverley and Daniel Coverley, Co- Trustees of The Coverley Family Trust

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

**James R. Jesser and Jennifer L. Jesser, Trustees of The Jesser Family Revocable Living Trust
dated July 19, 2018, and any amendments thereto**

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 10 day of October, 2023.

The Coverley Family Trust

BY: Sandra Coverley
Sandra Coverley
Co-Trustee

BY: Daniel Coverley
Daniel Coverley
Co-Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 10 day of October, 2023, by Sandra Coverley, as Co-Trustee and Daniel Coverley, as Co-Trustee of The Coverley Family Trust.

Sherry Ackermann
Notary Public

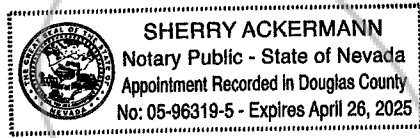


EXHIBIT "A"

A portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 12 North, Range 19 East, M.D.B. & M., more particularly described as follows:

COMMENCING at the Southwest corner of Section 3; thence North $89^{\circ}57'$ East 844.73 feet along the Section line to a point; thence North $0^{\circ}10'19''$ West 30 feet to the True Point of Beginning; thence continuing North $0^{\circ}10'19''$ West 280.00 feet to the Northwest corner of the parcel; thence North $89^{\circ}57'$ East 157.5 feet to a point, said point being the Northwest corner of that certain parcel of land described in the deed to Thomas D. Andrews and Norma D. Andrews, husband and wife as Joint Tenants, recorded April 22, 1968, in Book 58, Page 551, File No. 40719, Official Records; thence South $0^{\circ}10'19''$ East along the West line of Andrews parcel 280.00 feet to a point on the North line of a 60 foot road; thence South $89^{\circ}57'$ West 157.5 feet along the North line of said road to the Point of Beginning.

NOTE: Said legal description was previously recorded in Grant, Bargain and Sale Deed recorded May 15, 2007, in Book 507, Page 5458, as Document No. 701229, Official Records, Douglas County, Nevada.

Assessor's Parcel Number: 1219-03-002-046

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1219-03-002-046
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$1,000,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,000,000.00
 d. Real Property Transfer Tax Due: \$3,900.00

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 *Escrow*
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Sandra Coverley and Daniel Coverley, Co- Trustees of The Coverley Family Trust
 Address: 1565 Virginia Ranch Road #207
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James R. Jesser and Jennifer L. Jesser, Trustees of The Jesser Family Revocable Living Trust dated July 19, 2018, and any amendments thereto
 Address: 2622 Yorkshire Road
 City: Riverside
 State: California Zip: 92506

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23037044-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410