

A.P.N.:            1318-22-002-060  
File No:          143-2669285 (et)  
R.P.T.T.:         \$2,632.50

When Recorded Mail To: Mail Tax Statements To:  
The Coco Trust  
7820 Morgan Pointe Circle  
Reno, NV 89523

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

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

Jerry Kirvida, Trustee, or his successors in interest, of the Kirvida Living Trust dated June 7, 2022, and any amendments thereto

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

Caryn Beth Otto, Trustee of The Coco Trust. dated April 13, 2022

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

**LOT 16 IN BLOCK 2 AS SHOWN ON THE OFFICIAL MAP OF OLIVER PARK, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON FEBRUARY 2, 1959, IN BOOK 1 OF MAPS, AS DOCUMENT NO. 14034.**

*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.


Jerry Kirvida, Trustee, or his successors in interest, of the Kirvida Living Trust dated June 7, 2022, and any amendments thereto

*Jerry Kirvida*  
Jerry Kirvida, Trustee

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

This instrument was acknowledged before me on 11.15.2023 by **Jerry Kirvida, Trustee.**

*E. Tobias*  
Notary Public  
(My commission expires: 5/3/25)

 **E. TOBIAS**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 17-2785-5 - Expires May 3, 2025

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2669285.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 1318-22-002-060  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$675,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$675,000.00  
d) Real Property Transfer Tax Due \$2,632.50
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: [Signature]  
Signature: \_\_\_\_\_

Capacity: Coagent  
Capacity: \_\_\_\_\_

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

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

Print Name: Kirvida Living Trust  
Address: P.O. Box 12055  
City: Zephyr Cove  
State: NV      Zip: 89449

Print Name: The Coco Trust  
Address: 7820 Morgan Pointe Circle  
City: Reno  
State: NV      Zip: 89523

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

First American Title Insurance  
Print Name: Company  
Address: 1663 US Highway 395, Suite 101  
City: Minden

File Number: 143-2669285 et/ et  
State: NV      Zip: 89423

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