

DOUGLAS COUNTY, NV **2023-992972**
RPTT:\$1207.05 Rec:\$40.00
\$1,247.05 Pgs=3 01/04/2023 01:01 PM
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Brent Stevens
637 Derby Court
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2204776-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-08-410-024
R.P.T.T. \$1,207.05

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Coons Investments, LLC - 2222 Park Place Series

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Brent Stevens a married man

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

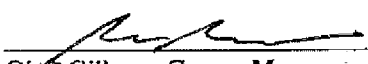
Signature and notary acknowledgement on page two.

Coons Investments, LLC - 2222 Park Place
Series



Chad Coons, Manager

Coons Investments, LLC - 2222 Park Place
Series



Gina Gillmor-Coons, Manager

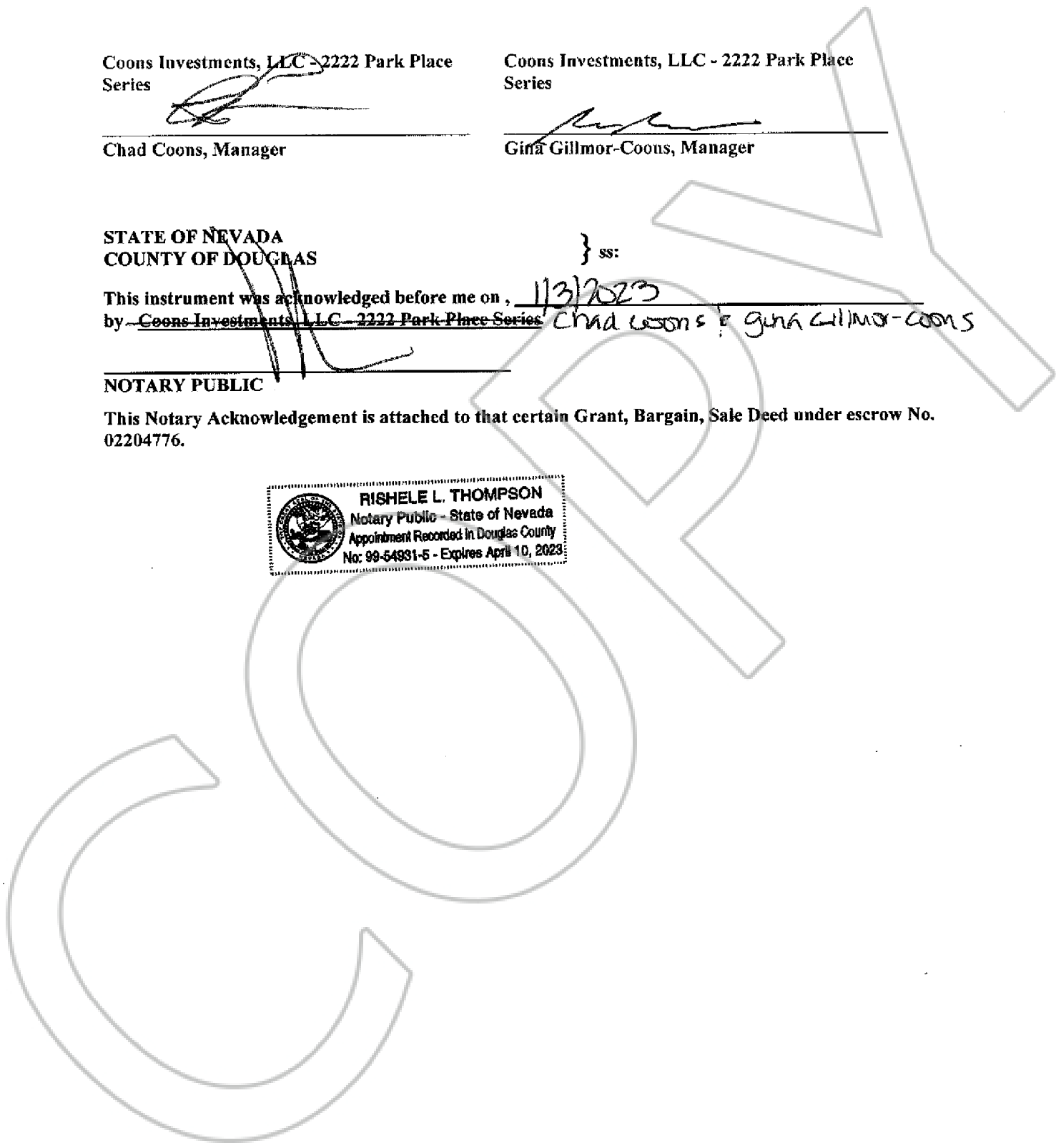
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 11/3/2023
by ~~Coons Investments, LLC - 2222 Park Place Series~~ Chad Coons & Gina Gillmor-Coons

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02204776.



Escrow No. 2204776-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

All that certain piece or parcel of land situate in the SW ¼ of Section 8, Township 13 North, Range 20 East, M.D.M., and more particularly described as follows:

Parcel 2E of Building 2 as shown on Record of Survey, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 7, 2004, in Book 1004, Page 2400, as File No. 626022, Official Records, being more particularly described as follows:

Commencing at the Southwest property corner of Tract 6, Block "B" as shown on Document # 426476 thence North 20°32'32" East, 30.79 feet; thence North 00°01'04" East, 160.00 feet to the POINT OF BEGINNING; Thence through the following courses;

1. North 00°01'04" East, 40.01 feet;
2. South 89°58'56" East, 48.00 feet;
3. South 00°01'04" West, 40.01 feet;
4. North 89°58'56" West, 48.00 feet to the POINT OF BEGINNING.

Document No. 829011 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1320-08-410-024

PARCEL 2:

A non-exclusive easement for ingress and egress as defined in that certain declaration of Covenants, Conditions, and Restrictions for Park Place recorded June 10, 2005, in Book 0605, Page 4249, as Instrument No. 646561 in the Office of the Douglas County Recorder Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-08-410-024
 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 309,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 309,500.00
 d. Real Property Transfer Tax Due: \$ 1,207.05

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%

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] Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Coons Investments, LLC - 2222 Park
 Place Series _____
 Address: PO Box 311 _____
 City: Genoa NV 89411 _____
 State: Zip: _____

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Brent Stevens _____
 Address: 637 Derby Court _____
 City: Gardnerville _____
 State: NV Zip: 89410 _____

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02204776-020-RLT
 Address: 1483 US Highway 395 N, Suite B _____
 City, State, Zip: Gardnerville, NV 89410 _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED