

DOUGLAS COUNTY, NV
RPTT:\$1833.00 Rec:\$40.00
\$1,873.00 Pgs=3
2023-994032
02/17/2023 02:03 PM
FIRST AMERICAN TITLE MINDEN
SHAWNYNE GARREN, RECORDER

A.P.N.: 1022-18-001-041 and 1022-18-001-042
File No: 143-2660443 (et)
R.P.T.T.: \$1,833.00

When Recorded Mail To: Mail Tax Statements To:
Coyle Rentals, LLC
1190 Mottsville Meadows Way
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Nancy J. Pinizzotto, Trustee of the Pinizzotto Family Trust Dated January 10, 2010

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

Coyle Rentals, LLC, a Nevada limited liability company

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

PARCEL 1:

THAT PORTION OF THE NORTH ONE-HALF OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B.&M., PARTICULARLY AS FOLLOWS:

**BEGINNING AT A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 18, FROM WHICH POINT THE WEST QUARTER SECTION CORNER BEARS SOUTH 87°47'30" WEST A DISTANCE OF 3462.28 FEET;
THENCE FROM THE POINT OF BEGINNING SOUTH 87°47'30" WEST ALONG SAID EAST-WEST CENTERLINE A DISTANCE OF 660.13 FEET;
THENCE NORTH 03°17'00" WEST A DISTANCE OF 708.34 FEET TO A POINT IN THE CENTERLINE OF A 60 FOOT ROADWAY AND UTILITY EASEMENT AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED OCTOBER 10, 1969 AS DOCUMENT NO. 45990 IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA;
THENCE NORTH 86°43'00" EAST ALONG THE CENTERLINE OF SAID ROADWAY A DISTANCE OF 660.00 FEET;
THENCE SOUTH 03°17'00" EAST A DISTANCE OF 720.72 FEET TO THE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 23, 2015 AS INSTRUMENT NO. 2015-857324.

PARCEL 2:

THAT PORTION OF THE NORTH ONE-HALF OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B.&M., PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 18, FROM WHICH POINT THE WEST QUARTER SECTION CORNER BEARS SOUTH 87°47'30" WEST A DISTANCE OF 3462.28 FEET;
THENCE FROM THE POINT OF BEGINNING NORTH 03°17'00" WEST A DISTANCE OF 720.72 FEET TO A POINT IN THE CENTERLINE OF A 60.00 FOOT ROADWAY AND UTILITY EASEMENT AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED OCTOBER 10, 1969, AS DOCUMENT NO. 45990;
THENCE NORTH 78°51'17" EAST ALONG SAID CENTERLINE A DISTANCE OF 270.19 FEET TO A POINT ON A CURVE IN THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 395, HAVING A RADIUS OF 9900.00 FEET AND A CENTRAL ANGLE OF 04°35'54";
THENCE FROM A TANGENT WHICH BEARS SOUTH 20°45'36" EAST ALONG SAID CURVE AND ARC DISTANCE OF 794.53 FEET MORE OR LESS, TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 18;
THENCE LEAVING SAID HIGHWAY RIGHT OF WAY LINE SOUTH 87°47'30" WEST A DISTANCE OF 475.68 FEET TO THE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 15, 2004 IN BOOK 404, PAGE 7258 AS INSTRUMENT NO. 610319.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT 60.00 FEET IN WIDTH, FOR ROADWAY AND UTILITY PURPOSES AS SET FORTH ON THE CERTAIN RECORD OF SURVEY MAP FILED OCTOBER 10, 1969, AS DOCUMENT NO. 45990, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA.

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.

Nancy J. Pinizzotto, Trustee of the Pinizzotto
Family Trust Dated January 10, 2010

Nancy J. Pinizzotto

Nancy J. Pinizzotto, Trustee

STATE OF Washington)
)
COUNTY OF pierce) **ss.**

This Instrument was acknowledged before me on 02/16/2023 by
Nancy J. Pinizzotto, Trustee.

Thalia M Simpson

Notary Public
04/10/2024

(My commission expires: _____)

THALIA M SIMPSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 20108122
COMMISSION EXPIRES 04/10/2024

This notarial act involved the use of communication technology

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2660443.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1022-18-001-041
b) 1022-18-001-042
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: \$470,000.00
b) Deed In Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$470,000.00
d) Real Property Transfer Tax Due \$1,833.00
4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per 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: Pinizzotto Family Trust 2010
Address: PO BOX 330
City: Lee Vining
State: CA Zip: 93541

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

Print Name: Coyle Rentals, LLC
Address: 1190 Mottsville Meadows Way
City: Gardnerville
State: NV Zip: 89460

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

Print Name: First American Title Insurance Company File Number: 143-2660443 et/ MH
Address: 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423

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