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SHAWNYNE GARREN, RECORDER E05

Natalia K. Vander Laan, Esq.

A.P.N.: 1420-34-810-014

Recording Requested By:)
TED ARTIAGA Jr.)
2626 Wade St.)
Minden, NV 89423)

When Recorded Mail to:)
TED ARTIAGA Jr.)
2626 Wade St.)
Minden, NV 89423)

Mail Tax Statement to:)
TED ARTIAGA Jr.)
2626 Wade St.)
Minden, NV 89423)

RPTT: \$0.00 Exempt (5)

Exempt (5): A transfer, assignment or other conveyance of real property if the owner of the property is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

WILLIAM THOMAS COYLE and SEQUITA JOYCE COYLE, who took title as WILLIAM THOMAS COYLE and SEQUITA JOYCE COYLE, husband and wife as community property with right of survivorship,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

TED ARTIAGA Jr., and unmarried man, as his sole and separate property,

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described below, 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.

Legal description:

LOT 54 AS SHOWN ON THE MAP OF SIERRA VIEW SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON APRIL 18, 1960, AS FILE NO. 15897.


NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on January 31, 2019, as Document No. 2019-925237 of Official Records.

Subject to:

1. Taxes for the current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easement now of record, if any.

This deed was prepared without the benefit of title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

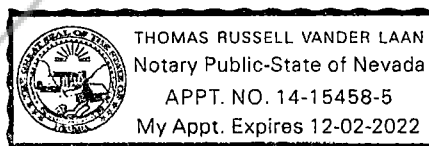
Executed on July 26, 2022, in Douglas County, State of Nevada.


 WILLIAM THOMAS COYLE


 SEQUITA JOYCE COYLE

STATE OF NEVADA)
): ss
 COUNTY OF Douglas)

This instrument was acknowledged before me on this July 26, 2022, by WILLIAM THOMAS COYLE and SEQUITA JOYCE COYLE.




 NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-34-810-014
 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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 0
 Deed in Lieu of Foreclosure Only (value of property) (0)
 Transfer Tax Value: \$ 0
 Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: A transfer, assignment or other conveyance of real property if the owner of the property is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity

5. Partial Interest: Percentage being transferred: 100 % Parents to Son WTC

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 William T. Coyle Capacity Grantor/Grantee

Signature TE Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: WILLIAM THOMAS & SEQUITA JOYCE COYLE
 Address: 990 Fieldgate Way
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: TED ARTIAGA Jr.
 Address: 2626 Wade St.
 City: Minden
 State: NV Zip: 89423

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____