

DOUGLAS COUNTY, NV **2023-996572**
RPTT:\$8170.50 Rec:\$40.00
\$8,210.50 Pgs=2 **05/17/2023 02:04 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1318-23-510-012
R.P.T.T.	\$8,170.50
File No.:	2000862 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Benjamin P. Ward and Melissa Lynn Omandam Ward	
P.O. Box 10282	
Zephyr Cove, NV 89448	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Thomas Burton Cooper and Roxanne Renee Cooper, Trustees of The Cooper Family Trust dated May 24, 2019** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Benjamin P. Ward and Melissa Lynn Omandam Ward, husband and wife, as joint tenants with right of survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 2, Block B, of TERRACE VIEW HEIGHTS SUBDIVISION, as shown on the Map, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 10, 1964, as Document No. 25806.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: April 24, 2023

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Cooper Family Trust

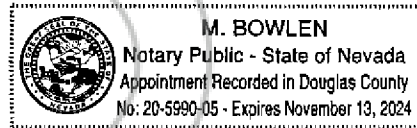
By: [Signature]
Thomas Burton Cooper, Trustee

By: [Signature]
Roxanne Renee Cooper, Trustee

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 24th day of April, 2023
By: Thomas Burton Cooper and Roxanne Renee Cooper.

Signature: [Signature]
Notary Public



My Commission Expires: 11/13/24

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-510-012
 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'/Ind'l
 g. Agricultural h. Mobile Home
 Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 2,095,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 2,095,000.00
 d. Real Property Transfer Tax Due \$ 8,170.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 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 *MBawlen* Capacity Escrow Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Thomas Burton Cooper and Roxanne Renee Cooper, Trustees of The Cooper Family Trust dated May 24, 2019
 Address: P.O. Box 2077
 City: Stateline
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Benjamin P. Ward and Melissa Lynn Omandam Ward
 Address: P.O. Box 10282
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2000862 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410