

Assessor's Parcel Number:
1319-09-602-040
RECORDING REQUESTED BY:
Douglas County Treasurer

When Recorded, Mail To:
James and Allison Coyne
PO Box 1353
Genoa, NV 89411



00169016202309973460030034

SHAWNYNE GARREN, RECORDER

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons (NRS 239B.303).

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TAX SALE QUITCLAIM DEED

THIS INDENTURE, made and entered into on this 9th day of June, 2023, by and between AMY BURGANS, the Clerk-Treasurer and Ex-Officio Tax Receiver of Douglas County, Nevada ("Grantor"), and James and Allison Coyne, 188 5th Street, PO Box 1353, Genoa, NV, 89411, ("Grantee");

WHEREAS, the Board of County Commissioners of Douglas County, State of Nevada, ordered that the Subject Property, described in Exhibit A, be sold "as is" at public auction in the manner prescribed by law; and the Subject Property was sold, after due and legal notice thereof, at public auction on the 24th day of May, 2023 at 10:00 a.m. in the Douglas County Commissioner's Chambers of the Administration Building at 1616 8th Street, Minden, Nevada 89423;

NOW, THEREFORE, Grantor, for good and valuable consideration in the bid amount paid of (\$1579.45), the receipt of which is acknowledged; pursuant to Nevada Revised Statutes 361.595 hereby quitclaims to Grantee, together with all and singular tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining, all of its interest in the Subject Property located in the County of Douglas, State of Nevada, and described as follows:

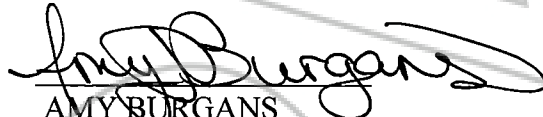
Legal Description:

Beginning at the Southeast corner of Lot 16 in Block 11 as shown on the Trustee's Map of the Town of Genoa, filed in the office of the County Recorder of Douglas County, Nevada, being the point of intersection of the Northwestern line of Cord Alley and the Northeastern line of Fifth Street, as shown on said map; thence Northeasterly along said Northwestern line of Cord Alley a distance of 132.79 feet to the protraction Northwesterly of the line common to Lots 47 and 46 in said Block 11; thence Northwesterly along said Northwestern

protraction of the line common to Lots 47 and 46 in said Block 11 a distance of 104.04 feet to the Northwestern line of said Lot 17 in Block 11; thence Southwesterly along the Northwestern line of Lots 17 and 16, a distance of 135.65 feet to the Northeastern line of Fifth Street; thence Southeasterly along said Northeastern line of Fifth Street a distance of 104.04 feet to the point of beginning.

Parcel: 1319-09-602-040

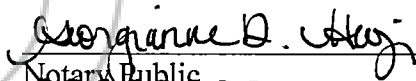
DATED this 7 day of June, 2023

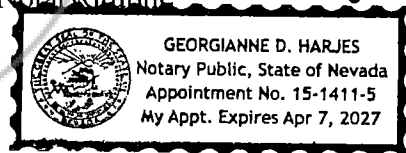

AMY BURGANS
Douglas County Clerk-Treasurer

STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)

On this 7th day of June, 2023, before me, a notary public, personally appeared Amy Burgans, personally known or proved to me to be the persons whose names are subscribed to the above instrument entitled TAX SALE QUITCLAIM DEED and who acknowledged to me that they executed the same of their own free will and choice.

WITNESS my hand and official seal.


Notary Public



APN: 1319-09-602-040
Page 2 of Tax Sale Quitclaim Deed

STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number (s)

- (a) 1319-09-602-040
- (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

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 1,579.45
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 1,579.45
 \$ 7.80

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 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 Deputy Clerk/Treasurer

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Douglas County Treasurer
 Address: PO Box 3000
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James & Allison Coyne
 Address: PO Box 1353
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: DOUGLAS COUNTY TREASURER Escrow # _____
 Address: 1616 8TH STREET
 City: MINDEN State: NV Zip: 89423