

DOUGLAS COUNTY, NV  
RPTT:\$1127.10 Rec:\$40.00  
\$1,167.10 Pgs=3 06/26/2023 02:26 PM  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:  
Jerry K. Coles and Julie A. Coles Trustees of the Jerry  
and Julie Coles Family Trust, dated August 17, 2000  
PO BOX 82106  
Bakersfield, CA 93380

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

Escrow No. 2301646-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.: 1320-05-001-035  
R.P.T.T. \$1,127.10

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH: That Carson Spur, LLC, a Nevada limited liability company who acquired title as Carson Spur, LLC FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Jerry K. Coles and Julie A. Coles Trustees of the Jerry and Julie Coles Family Trust, dated August 17, 2000**

**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.**

Carson Spur, LLC, a Nevada limited liability company

*[Handwritten Signature]*

Chad Woods, Managing Member

STATE OF NEVADA <sup>202</sup>  
COUNTY OF DOUGLAS <sup>Carson city</sup>

} ss:

This instrument was acknowledged before me on, June 26, 2023  
by Chad Woods

*[Handwritten Signature]*  
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02301646.

Escrow No. 2301646-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

**PARCEL 1:**

Parcel 3A, as set forth on AMENDED RECORD OF SURVEY FOR WHITTINGTON BUSINESS CENTER, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 10, 1996 in Book 696, Page 1563, Document No. 389746.

**PARCEL 2:**

An undivided 1/18th interest in and to the common area shown as Parcel 7 as set forth on the Amended Record of Survey for WHITTINGTON BUSINESS CENTER, filed for record in the office of the County Recorder of Douglas County, State of Nevada on June 10, 1996 in Book 696, Page 1563, Document No. 389746

APN: 1320-05-001-035

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-05-001-035  
 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:                      \$ 289,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)                      \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 289,000.00  
 d. Real Property Transfer Tax Due:    \$ 1,127.10

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 *Jiz Deuell* Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Carson Spur, LLC, a Nevada limited liability company  
 Address: 913 N Nevada St  
 City: Carson City  
 State: NV Zip: 89703

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Jerry K. Coles and Julie A. Coles Trustees of the Jerry and Julie Coles Family Trust, dated August 17, 2000  
 Address: PO BOX 82106  
 City: Bakersfield  
 State: CA Zip: 93380

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02301646-020-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