

A.P.N.: 1319-10-210-001
File No: 143-2673806 (et)
R.P.T.T.: \$4,777.50

DOUGLAS COUNTY, NV
RPTT:\$4777.50 Rec:\$40.00
\$4,817.50 Pgs=3
05/15/2024 03:18 PM
FIRST AMERICAN TITLE MINDEN
SHAWNYNE GARREN, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Jay Jacobson and Karin Jacobson
2246 Park Place #B
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Michael A. Brockway and Castelina E. Brockway, Trustees, or any successors in trust under the Michael A. Brockway and Castelina E. Brockway Revocable Family Trust dated July 7, 2021, and any amendments thereto

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

Jay Jacobson and Karin Jacobson, husband and wife as joint tenants with right of survivorship

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

A parcel of land located within a portion of Section 10, Township 13 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

A portion of Parcel 1 as set forth on Parcel Map for COIT ENTERPRISES, INC., filed for record November 23, 1992, in Book 1192, Page 3832, Document No. 293701, Official Records of Douglas County, Nevada, and being further described as follows:

Commencing at the Southwest corner of Parcel 1, as shown on the Parcel Map for COIT ENTERPRISES, INC., as recorded November 23, 1992, in Book 1192, Page 3832, Document No. 293701, Official Records of Douglas County, Nevada, the Point of Beginning; thence North 24°09'09" East, 332.45 feet; thence South 70°43'51" East, 131.95 feet; thence South 24°09'09" West, 330.22 feet; thence North 71°41'40" West, 132.15 feet; to the Point of Beginning.

Reference is made to that certain Record of Survey to support a Boundary Line Adjustment for COIT ENTERPRISES, INC., filed for record April 1, 1993, Book 493, Page 115, Document No. 303571, Official Records of Douglas County, Nevada.

Note: The above Metes and Bound Description appeared previously in that certain Document recorded February 28, 2005 in Book 205, Page 10113, as Instrument No. 637727.

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.

COOPER

Michael A. Brockway and Castelina E. Brockway,
Trustees, or any successors in trust under the
Michael A. Brockway and Castelina E. Brockway
Revocable Family Trust dated July 7, 2021, and
any amendments thereto

[Signature] Trustee

Michael A. Brockway, Trustee

[Signature] TRUSTEE

Castelina E. Brockway, Trustee

STATE OF ^{JE} NEVADA HAWAII)
COUNTY OF ^{JE} DOUGLAS MAUI) : SS.

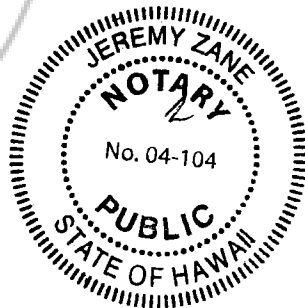
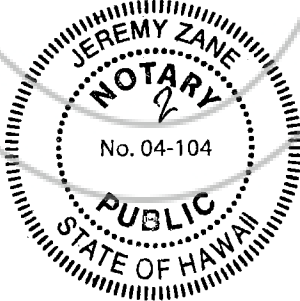
This instrument was acknowledged before me on MAY 4, 2024 by
Michael A. Brockway and Castelina E. Brockway, Trustees.

[Signature]
JEREMY ZANE

Notary Public
(My commission expires: 02/29/2028)

Second Judicial Circuit

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2673806.



Doc. Date: 05/04/2024 # Pages: 3
Jeremy Zane Second Circuit
Doc. Description
GRANT, BARGAIN & SALE DEED

[Signature] 05/04/2024
Notary Signature Date

NOTARY CERTIFICATION

EXP. 02/29/2028

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1319-10-210-001
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$1,225,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$1,225,000.00
 d) Real Property Transfer Tax Due \$4,777.50

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]
 Signature: _____

Capacity: [Signature]
 Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Michael A. Brockway and
 Castelina E. Brockway Revocable
 Print Name: Family Trust
 Address: 3706 LOWER HONOAPIILANI
ROAD D45
 City: LAHAINA
 State: HI Zip: 96761

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

Jay Jacobson and Karin
 Print Name: Jacobson
 Address: 2246 Park Place #B
 City: Minden
 State: NV Zip: 89423

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

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2673806 et/ MH
 State: NV Zip: 89423

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