

APN 1219-23-001-055

WHEN RECORDED RETURN TO:

Tamara Reid, Esq.  
Aguirre Riley, P.C.  
427 West Plumb Lane  
Reno, NV 89509

MAIL TAX STATEMENTS TO:

William R. Kugler and  
Colleen S. Coffey  
790 Eagle Meadows Lane  
Gardnerville, Nevada 89460

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That WILLIAM R. KUGLER and COLLEEN SUSAN COFFEY, husband and wife as joint tenants, in consideration of the sum of \$10.00, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to WILLIAM R. KUGLER and COLLEEN S. COFFEY, husband and wife as community property with right of survivorship, all the real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.  
(cka 790 Eagle Meadows Lane, Gardnerville, Nevada 89460)

Together with the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

///

*[signature page following]*

Witness our hands this 27 day of June, 2024.

[Signature]  
WILLIAM R. KUGLER

[Signature]  
COLLEEN SUSAN COFFEY

STATE OF NEVADA     )  
  ) ss.  
COUNTY OF WASHOE    )

On June 27, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared WILLIAM R. KUGLER and COLLEEN SUSAN COFFEY, personally known to me or proved to me and the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the foregoing instrument.

[Signature]  
NOTARY PUBLIC

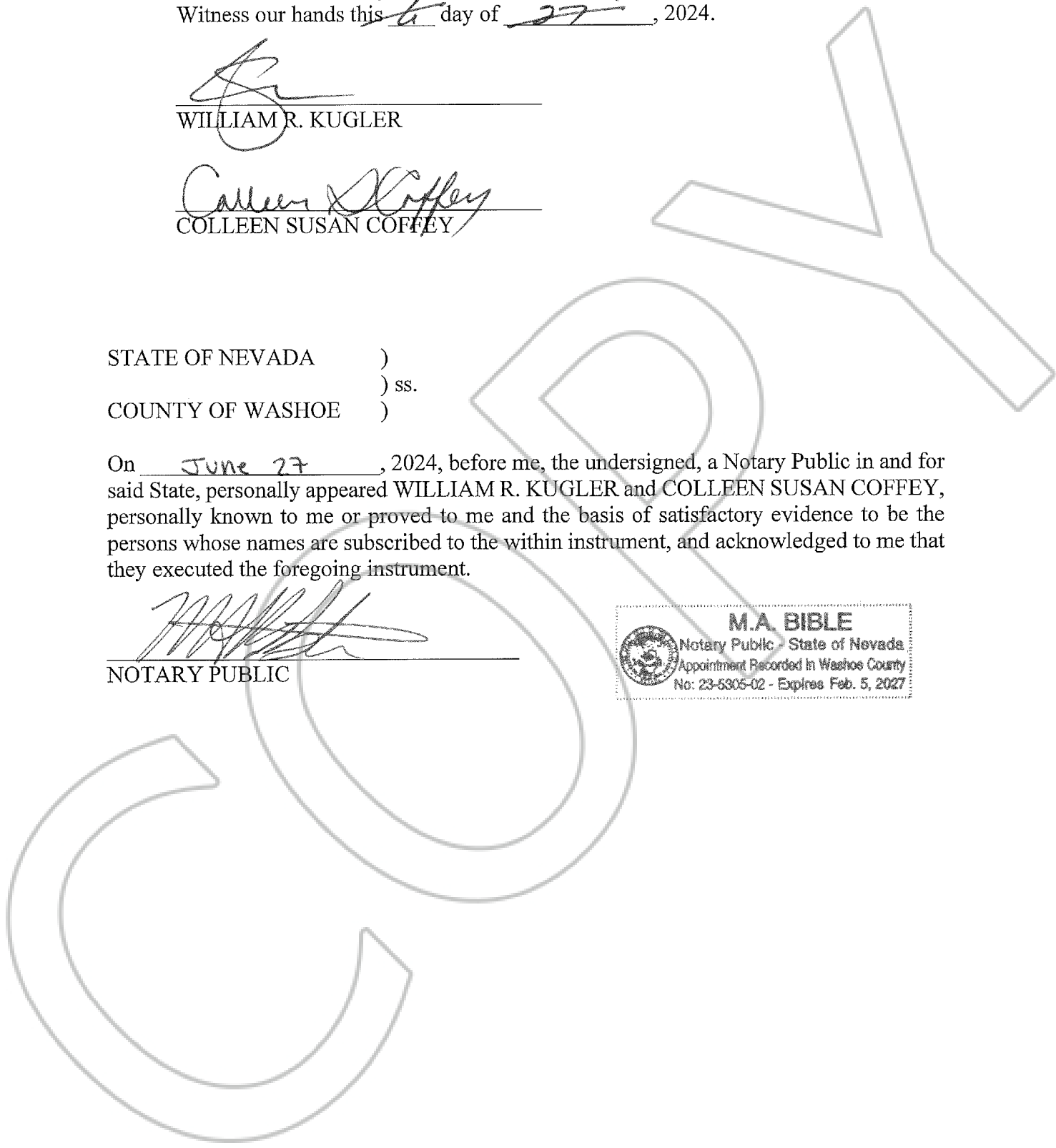


EXHIBIT A

Adjusted Parcel 8 as shown on the Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC recorded October 25, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 526220.

TOGETHER WITH a parcel of land located within a portion of Sections 13, 14, 23 and 24, Township 12 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the easterly corner common to Adjusted Parcel 7 and Adjusted Parcel 8 as shown on the Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC recorded October 25, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 526220, the POINT OF BEGINNING;

thence along the common boundary of said Adjusted Parcel 7 and Adjusted Parcel 8, South 83°40'37" West, 385.50 feet;  
thence North 06°50'37" West, 113.00 feet;  
thence North 83°40'37" East, 385.50 feet;  
thence along the easterly boundary of said Adjusted Parcel 7, South 06°50'37" East, 113.00 feet to the POINT OF BEGINNING, containing 43,560 square feet (1.00 acres), more or less.

THE TOTAL AREA OF ADJUSTED PARCEL 8 CONTAINS 21.00 ACRES, MORE OR LESS.

The Basis of Bearing of this description is South 06°50'37" East, the easterly line of Adjusted Parcel 10 as shown on the Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC recorded October 25, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 526220.

APN 1219-23-001-055 (cka 790 Eagle Meadows Lane, Gardnerville, Nevada 89460)

*Legal description obtained from Lot Line Adjustment Grant, Bargain, Sale Deed, Document No. 0766172, recorded June, 29, 2010, in the Official Records of Douglas County, Nevada.*

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 1219-23-001-055  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

## 2. Type of Property:

- |  |              |  |                 |
|--|--------------|--|-----------------|
| a) <input type="checkbox"/>            | Vacant Land  | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse | d) <input type="checkbox"/>            | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.   | f) <input type="checkbox"/>            | Comm'l/Ind'l    |
| g) <input checked="" type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/>            | Other        |  |                 |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Notes:	_____
	_____

## 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00  
 Transfer Tax Value: \$ 0.00  
 Real Property Transfer Tax Due: \$ 0.00

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 3  
 b. Explain Reason for Exemption: A transfer of title recognizing the true status of ownership of the real property; changing vesting from joint tenants to community property with right of survivorship, and the transfer is made w/out consideration.

## 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 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 Attorneys for Grantor/Grantee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: William R. Kugler & Colleen Susan Coffey  
 Address: 790 Eagle Meadows Lane  
 City: Gardnerville  
 State: NV Zip: 89460

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: William R. Kugler & Colleen S. Coffey  
 Address: 790 Eagle Meadows Lane  
 City: Gardnerville  
 State: NV Zip: 89460

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Aguirre Riley, P.C. Escrow # n/a  
 Address: 427 West Plumb Lane  
 City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)