

APN: 1418-22-610-010

Return Document to:
Cross Law Group
611 Sierra Rose Drive, Suite B
Reno, NV 89511

Send tax statements to:
The Koser Family Trust
1677 Logan Creek Drive
Glenbrook, Nevada 89413

GRANT, BARGAIN, and SALE DEED

FOR NO CONSIDERATION, the receipt and adequacy of which is hereby acknowledged, Steven C. Koser and Kathleen R. Koser, husband and wife, as joint tenants;

Do(es) hereby *GRANT, BARGAIN, and SELL* to:
Steven C. Koser and Kathleen R. Koser, as Trustees of The Koser Family Trust dated April 29, 2003;

all right, title, and interest to the real property situated in the County of Douglas, State of Nevada, and legally described as follows:

SEE EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

SUBJECT to current taxes and other assessments, all covenants, conditions, restrictions, reservations, rights, and easements now of record.

TO HAVE AND TO HOLD the said premises 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.

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Dated July 2, 2024

Signed, sealed, and delivered by:

Steven C. Koser
Steven C. Koser

Kathleen R. Koser
Kathleen R. Koser

ACKNOWLEDGMENT

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On July 2, 2024, Steven C. Koser and Kathleen R. Koser, personally appeared before me and proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies).

Witness my hand and official seal.

[SEAL]

Erika Gentile
Notary Public



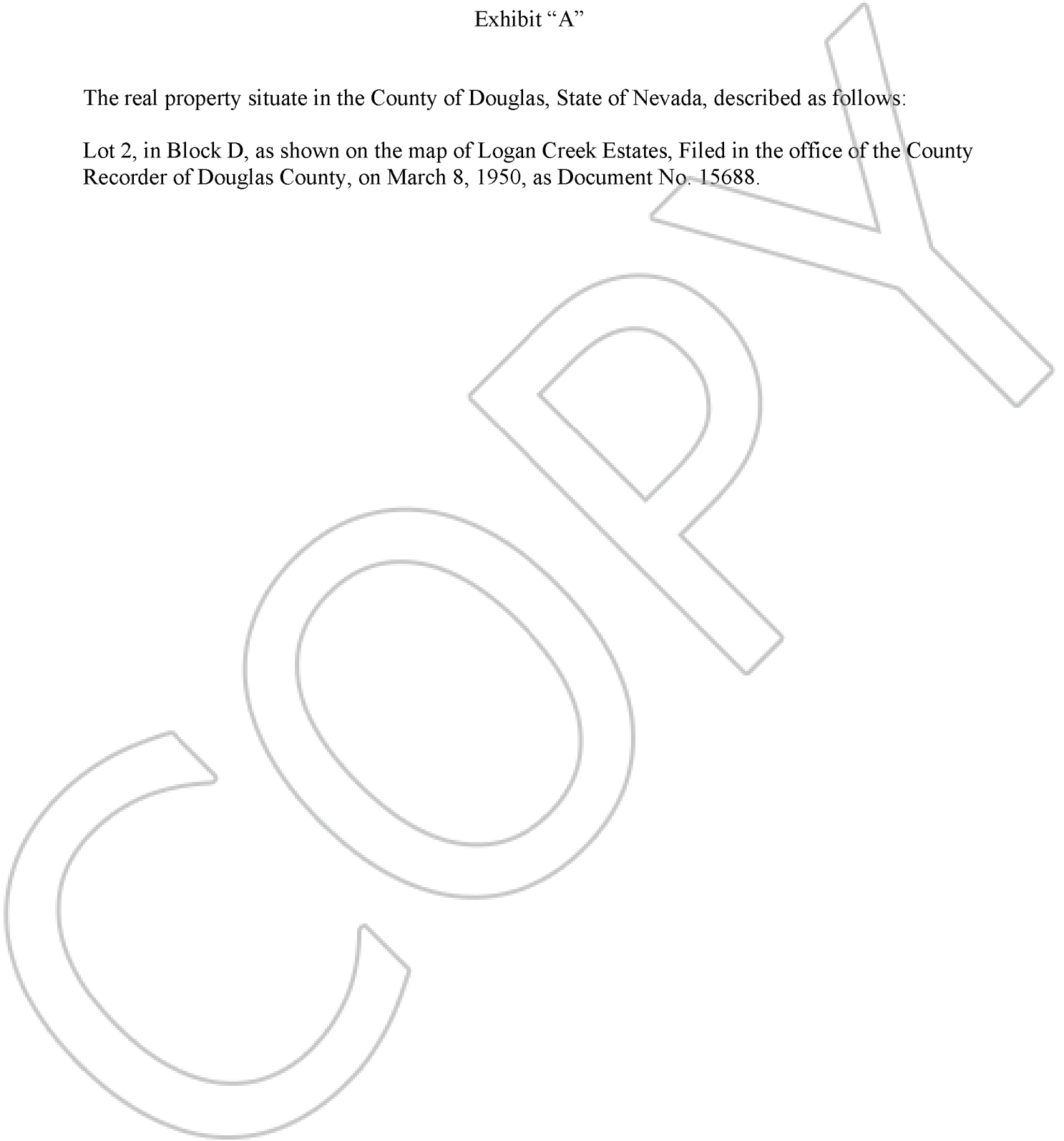
This Notary Acknowledgement is attached to the Grant, Bargain, and Sale Deed dated July 2, 2024.

LEGAL DESCRIPTION

Exhibit "A"

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

Lot 2, in Block D, as shown on the map of Logan Creek Estates, Filed in the office of the County Recorder of Douglas County, on March 8, 1950, as Document No. 15688.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 1418-22-610-010
- b. _____
- c. _____
- d. _____

2. Type of Property:

- a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Townhome
 - d) 2-4 Plex
 - e) Apt. Building
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
- Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: Verified Trust - js	

- 3. a. Total Value /Sales Price of Property: \$ 0.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ (0.00)
- c. Transfer Tax Value: \$ 0.00
- d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section (7)
- b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is present at the time of transfer.

5 Partial Interest: Percentage being transferred: _____

The undersigned declare and acknowledge, 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] Capacity: Attorney

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Steven C. Koser and Kathleen R. Koser
 Address: 1677 Logan Creek Drive
 City: Glenbrook
 State: Nevada Zip: 89413

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Steven C. Koser and Kathleen R. Koser, Trustees
 Address: 1677 Logan Creek Drive
 City: Glenbrook
 State: Nevada Zip: 89413

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

Print Name: Cross Law Group, PC Escrow #: _____
 Address: 611 Sierra Rose Drive, Suite B
 City: Reno State: NV Zip: 89511

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