

DOUGLAS COUNTY, NV **2024-1009726**  
RPTT:\$624.00 Rec:\$40.00  
\$664.00 Pgs=2 **07/03/2024 12:26 PM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	092308000004
<b>R.P.T.T.</b>	\$ 624.00
<b>File No.:</b>	2352641 BA
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Christel Passink and Christian Passink	
704 Hot Springs Road, Apt #203	
Carson City, NV 89706	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **William W. Cockins and Marsha M. Cockins, husband and wife, as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Christel Passink and Christian Passink, wife and husband, as joint tenants, and to the heirs and assigns of such Grantee forever**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

The Southwest 1/4 of the Northeast 1/4 of Section 8, Township 9 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM any personal property located on said land.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 29, 2024

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

x William W. Cockins  
William W. Cockins

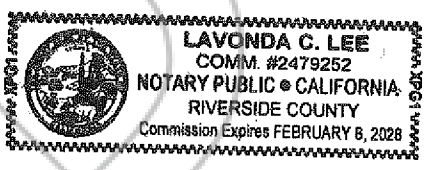
x Marsha M. Cockins  
Marsha M. Cockins

State of California )  
County of Riverside ) ss

This instrument was acknowledged before me on the 29 day of June, 2024  
By: William W. Cockins and Marsha M. Cockins.

Signature: Lavonda C. Lee  
Notary Public

My Commission Expires: Feb 8, 2028



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 092308000004  
 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  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property      \$ 160,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 160,000.00  
 d. Real Property Transfer Tax Due      \$ 624.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 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] Capacity Agent for Grantor/Grantee  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: William W. Cockins and Marsha M. Cockins  
 Address: 38545 Commons Valley Drive  
 City: Palm Desert  
 State: CA Zip: 92260

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Christel Passink and Christian Passink  
 Address: 704 Hot Springs Road, Apt #203  
 City: Carson City  
 State: NV Zip: 89706

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 2352641 BA  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED