

DOUGLAS COUNTY, NV

**2024-1010034**

RPTT:\$370.50 Rec:\$40.00

\$410.50 Pgs=3

**07/15/2024 12:24 PM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 0923-30-000-002

**R.P.T.T.:** \$370.50

Escrow No.: 24041116-SA

When Recorded Return To:

Joseph Derik Reed and Jodie Reed

P.O Box 6096

Gardnerville, NV 89460

Mail Tax Statements to:

Joseph Derik Reed and Jodie Reed

P.O Box 6096

Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

## **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Karl Coughtry and Marla Coughtry, husband and wife, as joint tenants with right of survivorship**

do(es) hereby Grant, Bargain, Sell and Convey to

**Joseph Derik Reed and Jodie Reed, husband and wife, as community property**

all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 7<sup>th</sup> day of May, 2024.

Karl Coughtry  
Karl Coughtry

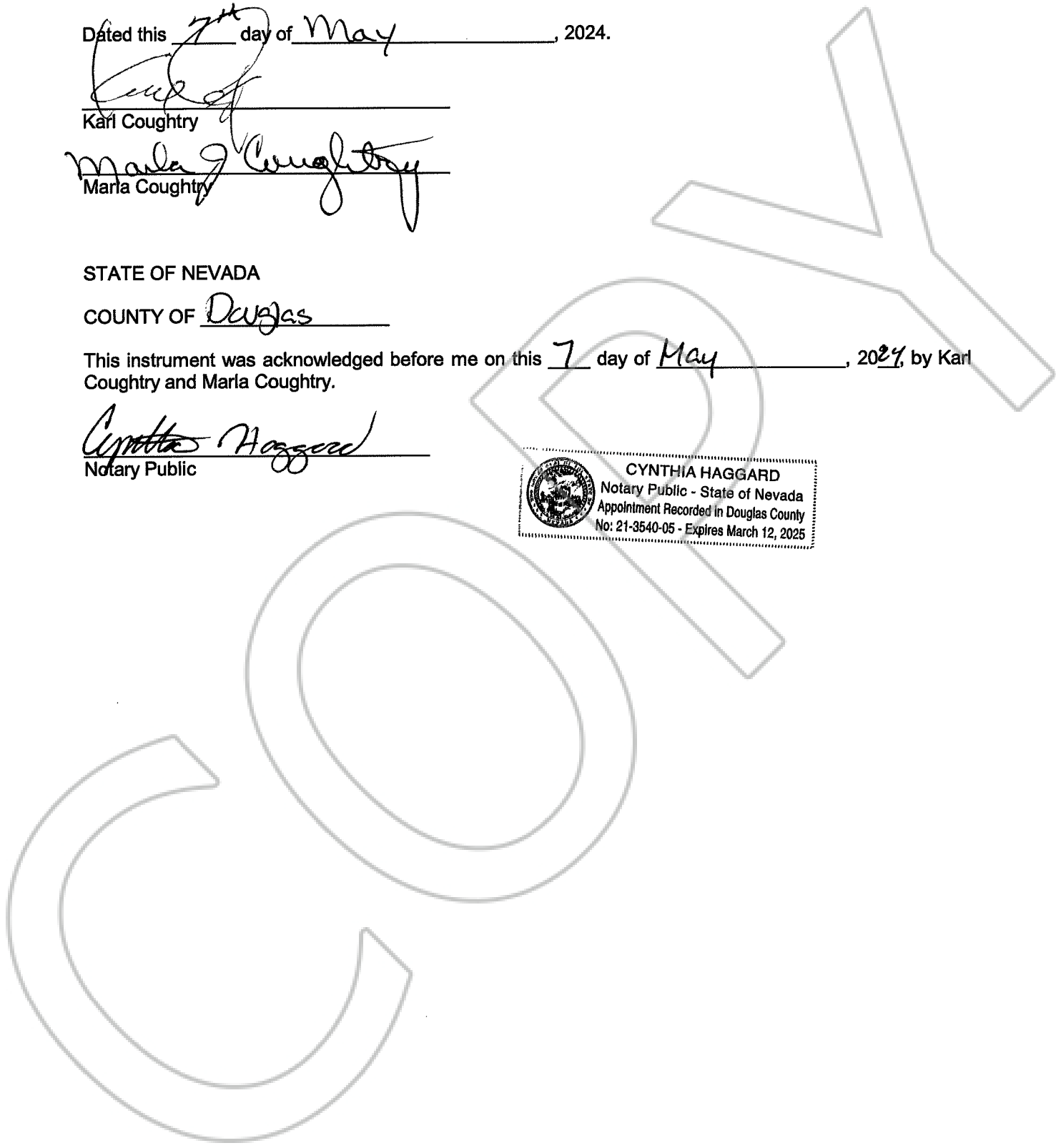
Marla Coughtry  
Marla Coughtry

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 7 day of May, 2024, by Karl Coughtry and Marla Coughtry.

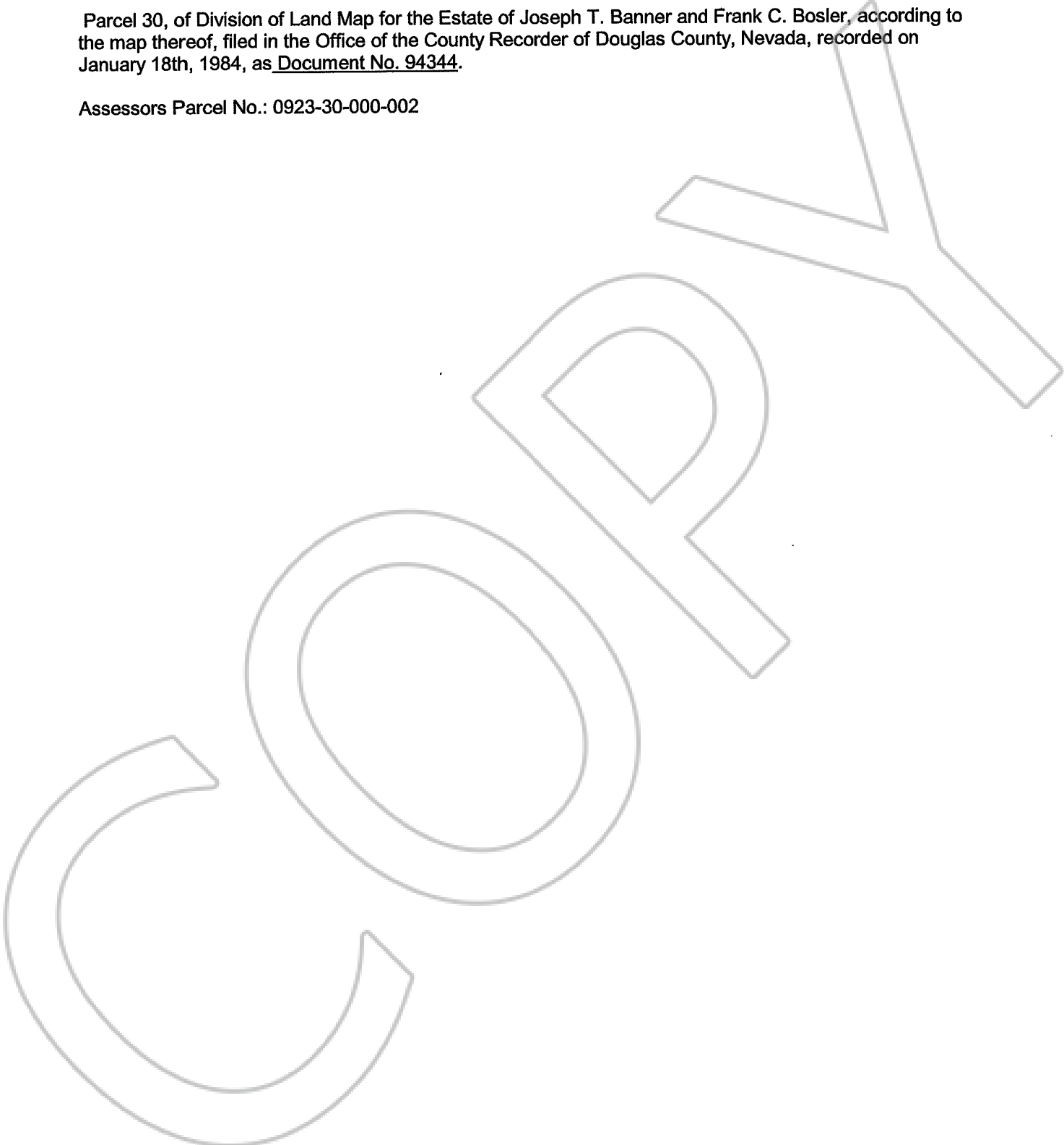
Cynthia Haggard  
Notary Public



**EXHIBIT "A"**

Parcel 30, of Division of Land Map for the Estate of Joseph T. Banner and Frank C. Bosler, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on January 18th, 1984, as Document No. 94344.

Assessors Parcel No.: 0923-30-000-002



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 0923-30-000-002  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$95,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$95,000.00  
 d. Real Property Transfer Tax Due: \$370.50

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: *Crystal Haggard* Capacity: Grantor Escrow  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

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

Print Name: <u>Karl Coughtry and Marla Coughtry</u>	Print Name: <u>Joseph Derik Reed and Jodie Reed</u>
Address: <u>2743 Stewart Ave</u>	Address: <u>P.O Box 6096</u>
City: <u>Minden</u>	City: <u>Gardnerville</u>
State: _____ Zip: <u>89423</u>	State: <u>Nevada</u> Zip: <u>89460</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24041116-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED