

A.P.N.: 1420-35-310-020  
File No: 143-2676569 (et)  
R.P.T.T.: \$3,900.00

When Recorded Mail To: Mail Tax Statements To:  
Cathy Jean Gibbs and Gary M. Estabrook  
P. O. Box 69  
Genoa, NV 89411

***GRANT, BARGAIN and SALE DEED***

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

Kenneth M. Coonrod and Carole Ann Coonrod, Co-Trustees of the Coonrod Family Trust  
U/D/T October 11, 2005

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

Cathy Jean Gibbs, a single woman and Gary M. Estabrook, a single man as joint tenants  
with right of survivorship

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

**Lot 20 in Block B as set forth on the Final Subdivision Map FSM #94-04-01 FOR  
SKYLINE RANCH PHASE 1, filed for record with the Douglas County recorder on May  
11, 2001 in Book 0501, of Official Records, Page 3298, as Document No. 514006.**

*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.

Kenneth M. Coonrod and Carole Ann Coonrod,  
Co-Trustees of the Coonrod Family Trust U/D/T  
October 11, 2005

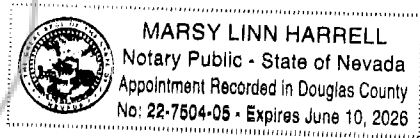
*Kenneth M Coonrod*  
Kenneth M. Coonrod, Co-Trustee

*Carole Ann Coonrod*  
Carole Ann Coonrod, Co-Trustee

STATE OF **NEVADA** )  
 ) : ss.  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on August 23 2024 by  
**Kenneth M. Coonrod and Carole Ann Coonrod, Co-Trustees.**

*Marsy Linn Harrell*  
Notary Public  
(My commission expires: 10-10-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2676569.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1420-35-310-020  
 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: \$1,000,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$1,000,000.00  
 d) Real Property Transfer Tax Due \$3,900.00

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: Kenneth M Coonrod Capacity: Grantor  
 Signature: Carol Ann Coonrod Capacity: Grantor

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

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

Print Name: Coonrod Family Trust  
 Address: 1616 Shirley St  
 City: Minden  
 State: NV Zip: 89423

Print Name: Cathy Jean Gibbs and Gary M. Estabrook  
 Address: P.O. Box 69  
 City: Genoa  
 State: NV Zip: 89411

**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: 143-2676569 et/ et  
 State: NV Zip: 89423

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