

DOUGLAS COUNTY, NV **2024-1011499**
RPTT:\$1755.00 Rec:\$40.00
\$1,795.00 Pgs=2 **08/27/2024 08:29 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1420-07-816-027
R.P.T.T.: \$1,755.00
Escrow No.: 24040593-SA
When Recorded Return To:
Coonrod Family Trust
1616 Shirley Street
Minden, NV 89423

Mail Tax Statements to:
Coonrod Family Trust
1616 Shirley Street
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Cheryl H. Lee, Surviving Trustee of The Ernest Lee and Cheryl Holder Lee Revocable Trust, dated October 4, 2004

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

Kenneth M. Coonrod and Carole Ann Coonrod, Trustees of the Coonrod Family Trust dated October 11, 2005

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

Lot 7, in Block N, of Sunridge Heights, Phase 7B and 9, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on September 5th, 1995, as Document No. 369825, and by Certificate of Amendment recorded August 14, 1996, as Document No. 394289.

Assessors Parcel No.: 1420-07-816-027

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

Dated this 23 day of August, 2024.

The Ernest Lee and Cheryl Holder Lee Revocable Trust, dated October 4, 2004


BY: Cheryl H. Lee
Cheryl H. Lee
Surviving Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 23 day of August, 2024, by Cheryl H. Lee, as Surviving Trustee of The Ernest Lee and Cheryl Holder Lee Revocable Trust, dated October 4, 2004.

Sherry Ackermann
Notary Public

 SHERRY ACKERMANN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 05-96319-5 - Expires April 26, 2025

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-816-027
 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: \$450,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$450,000.00
 d. Real Property Transfer Tax Due: \$1,755.00

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

5. Partial Interest: Percentage Being Transferred: 100.00%

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: [Signature] Capacity: Grantor [Signature]
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Cheryl H. Lee, Surviving Trustee of The Ernest Lee and Cheryl Holder Lee
 Print Name: Revocable Trust, dated October 4, 2004
 Address: 3531 Ortega Street
 City: San Francisco
 State: CA Zip: 94122

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Kenneth M. Coonrod and Carole Ann Coonrod, Trustees of the Coonrod Family Trust dated October 11, 2005
 Print Name: Family Trust dated October 11, 2005
 Address: 1616 Shirley Street
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24040593-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410