

APN 002-242-04

GRANTEES:

NANCI HOFFMAN and
DONALD VERN COSTON, JR.
2281 Meadowbrook Lane
Carson City NV 89701

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Steven E. Tackes, Esq.
Kaempfer Crowell
510 West Fourth Street
Carson City, NV 89703

MAIL TAX STATEMENTS TO:

NANCI HOFFMAN and
DONALD VERN COSTON, JR.
2281 Meadowbrook Lane
Carson City, NV 89701

I affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).



DONALD VERN COSTON

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE made this 1st day of July, 2022, between DONALD VERN COSTON, an unmarried man, as Grantor and Party of the First Part; and NANCI HOFFMAN and DONALD VERN COSTON, JR., each as to a 50% interest, as tenants in common, as Grantees and Party of the Second Part.

WITNESSETH:

That the said Party of the First Part, for no consideration, does by these presents Grant, Bargain, Sell, and Convey unto the said Party of the Second Part, as aforesaid, all of his interest in the following described certain real property and improvements situated in Carson City, State of Nevada, and more particularly described as follows:

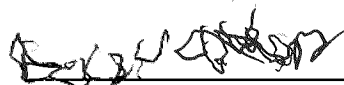
Lot 38 as shown on the map of UNIT NO. 3, OLIVER SUBDIVISION, filed in the office of the County Recorder of Ormsby County, Nevada, on January 26, 1966.

Together with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title and interest, and all claims and demands whatsoever, as well in equity, of the said party of the first part, of, in or to the said premises, and every part and parcel thereof.

Commonly known as 1777 Camille Drive, Carson City, Nevada 89706; APN 002-242-04.

Legal description from deed recorded July 14, 1978 as Doc. No. 80829.

IN WITNESS WHEREOF, the Party of the First Part has caused this conveyance to be executed the day and year hereinabove first written.



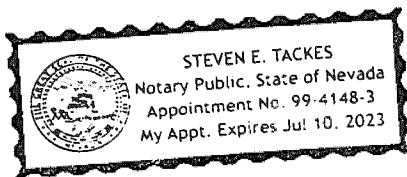
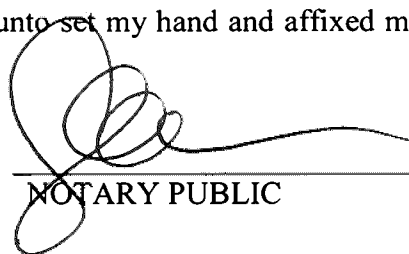
DONALD VERN COSTON
Grantor

ACKNOWLEDGMENT

STATE OF NEVADA }
CARSON CITY } ss.

On this 1st day of July, 2022, before me, the undersigned, a Notary Public, personally appeared DONALD VERN COSTON known to me to be the person described herein, who executed the foregoing GRANT, BARGAIN, AND SALE DEED as Grantor, and who acknowledged to me that he executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.

NOTARY PUBLIC

(SEAL)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-242-04
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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

\$ 0.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 5 _____

b. Explain Reason for Exemption: transfer of real property if the owner of the property is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity (transfer from father to children) _____

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 _____ Capacity Grantee
Signature _____ Capacity _____

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

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

Print Name: Donald Vern Coston

Print Name: Nanci Hoffman and Donald Vern Coston, Jr.
each as to a 50% interest

Address: 1777 Camille Drive

Address: 2281 Meadowbrook Lane

City: Carson City

City: Carson City

State: NV Zip: 89706

State: NV Zip: 89701

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

Print Name: Kaempfer Crowell Law Firm

Escrow #: _____

Address: 510 West Fourth St.

City: Carson City

State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED