



KAREN ELLISON, RECORDER E07

Recording requested by: Robert McBroom
When recorded, mail to:
Name: Loretta "Betty" McBroom
Address: 3401 Jacks Valley Road
City/State/Zip: Carson City, NV 89705
Property Tax Parcel/Account Number: 1320-30-816-003

Space above reserved for use by Recorder's Office
Document prepared by:
Name Kristy McBroom
Address 3401 Jacks Valley Road
City/State/Zip Carson City, NV 89705

Warranty Deed

This Warranty Deed is made on June 19th, 2015, between Loretta "Betty" McBroom,
Grantor, of 1681 Belarra Street, City of
Minden, State of Nevada, and
The McBroom Family trust 6/23/14, Grantee, of 1681 Belarra Street
, City of Minden, State of Nevada.

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at 1681 Belarra Street
, City of Minden, State of Nevada:

Lot 3, as shown on map of Belarra Subdivision, filed for record in the office of County Recorder of Douglas County, State of Nevada, on July 26, 1977, in book 777, Page 1750, as Document No. 11365

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of 2015/2016 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: June 19, 2015
Loretta McBroom

Signature of Grantor
Loretta "Betty" McBroom
Name of Grantor

Signature of Witness #1 _____ Printed Name of Witness #1 _____

Signature of Witness #2 _____ Printed Name of Witness #2 _____

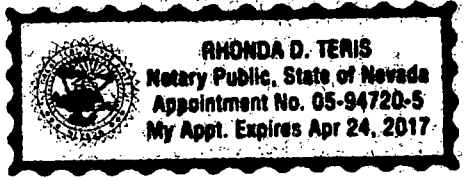
State of Nevada County of Douglas

On June 19, 2015, the Grantor, Loretta McBroom,
personally came before me and, being duly sworn, did state, acknowledge and prove that he/she is the
person described in the above document and that he/she signed the above document in my presence.

Rhonda D. Teris
Notary Signature

Notary Public,
In and for the County of Douglas State of Nevada
My commission expires: April 24, 2017 Seal

Send all tax statements to Grantee.



STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: Trust OK - J

1. Assessor Parcel Number (s)
 (a) ~~25-462-01~~ 1320-30-816-003
 (b) _____
 (c) _____
 (d) _____

2. Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input checked="" type="checkbox"/> Single Fam Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ N/A

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 7

b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer. It must be state on the declaration of value that the transfer is "without consideration."

5. Partial Interest: Percentage being transferred: _____ %

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 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. McBroom

Signature _____ Capacity Seller/Grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Loretta "Betty" McBroom

Address: 1681 Belarra St.

City: Minden

State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: The McBroom Family, Revocable Trust

Address: 3401 Jacks Valley Road

City: Carson City

State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Robert McBroom Escrow # _____

Address: 3401 Jacks Valley Rd

City: Carson City State: NV Zip: 89705