

RETURN RECORDED DEED TO:
SULLIVAN LAW
a Professional Corporation
1625 Highway 88, #401
Minden, NV 89423
APN: 1320-30-714-021
R.P.T.T. \$0 #7



00025598201508725640040049

KAREN ELLISON, RECORDER

E07

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made November 10, 2015, by and between
K. and S. Coleman Revocable Trust, dated March 23, 1995,
Kevin A. Coleman, Trustee, grantor, and, Minden Village I,
LLC, grantee,

W I T N E S S E T H:

That the grantor, without consideration, does by these
presents grant, bargain, transfer and sell to the grantee,
and to its successors and assigns, that certain parcel of
real property with improvements located thereon, including
all mineral, oil, gas, timber, logging and water rights
belonging or in any way appertaining to said real property,
situate in Douglas County, State of Nevada, and more
particularly described as follows:

A portion of Lot 5 as shown in Final Subdivision Map PD
#03-007 for Minden Village recorded May 7, 2004, as
Document No. 612540, and Planned Unit Development
further described as follows:

Parcel 5-G as set forth on Record of Survey #2 for
Minden Village, a Planned Unit Development filed for
record in the Office of the County Recorder of Douglas
County, State of Nevada, recorded March 8, 2005 in Book
0305, Page 2933, in Document No. 638393;

Commonly known as: 1673 Lucerne Street, Minden, NV
89423, Assessor's Parcel Number 1320-30-714-021;

TOGETHER WITH, all and singular, the tenements,
hereditaments, and appurtenances thereunto belonging or in
anywise appertaining, and the reversion and reversions,
remainder or remainders, rents, issues, and profits thereof,
reserving all homestead rights therein;

TO HAVE AND TO HOLD all and singular the premises,
together with the appurtenances, unto the said grantee and
to its successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this
conveyance, effective the day and year first above written.

**GRANTOR, K. and S. Coleman
Revocable Trust, dated March 23, 1995,
Kevin A. Coleman, Trustee**

By:

~~Kevin A. Coleman, Trustee~~

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Orange)

On November 11, 2015 before me, Kristi Leigh Love Whitacre, Notary Public
(insert name and title of the officer)

personally appeared Kevin A. Coleman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature *Kristi Leigh Love Whitacre* (Seal)



STATE OF NEVADA
DECLARATION OF VALUE

1 Assessor Parcel Number(s)
 a) 1320-30-714-021
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING _____	
NOTES <u>Trust Cert OK</u>	

3 Total Value/Sales Price of Property \$ _____
 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 # 7
 b Explain Reason for Exemption From trust without consideration, Certificate of Trust provided

5 Partial Interest: Percentage being transferred: 100.0 %

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 _____ Seller
 Signature _____ Capacity _____ Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name K and S Coleman Revocable Trust
 Address c/o Sullivan Law, 1625 Hwy 88, No 401
 City Minden
 State NV Zip 89423

Print Name Minden Village I, LLC
 Address: c/o Sullivan Law, 1625 Hwy 88, No 401
 City Minden
 State NV Zip 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Sullivan Law Escrow # _____
 Address: 1625 Sullivan Law # 401
 City Minden State NV Zip 89423

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