

DOUGLAS COUNTY, NV

2016-876128

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

02/01/2016 09:19 AM

TITLE SOURCE, INC.

KAREN ELLISON, RECORDER

E07

APN: 1420-07-214-025

R.P.T.T.: \$0.00

Exempt: (7)

Recording Requested By:

Sandra Jean Goins
3533 Silverado Drive
Carson City, Nevada 89705

After Recording Mail To:

Sandra Jean Goins
3533 Silverado Drive
Carson City, Nevada 89705

Send Subsequent Tax Bills To:

Sandra Jean Goins
3533 Silverado Drive
Carson City, Nevada 89705

①61274648-3300159

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Sandra J. Goins, also known as Sandra Jean Goins, Trustee of the Goins Living Trust dated July 7, 2008**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Sandra J. Goins, an unmarried woman**, whose address is 3533 Silverado Drive, Carson City, Nevada 89705,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **3533 Silverado Drive, Carson City, Nevada 89705**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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

WITNESS my/our hands, this 15 day of January, 2016.

Sandra J. Goins a/k/a
Sandra J. Goins a/k/a
Sandra Jean Goins, Trustee
Sandra Jean Goins, Trustee
STATE OF NEVADA)
COUNTY OF DOUGLAS) SS

This instrument was acknowledged before me, this 15th day of JANUARY, 2016, by **Sandra J. Goins a/k/a Sandra Jean Goins, Trustee.**

NOTARY STAMP/SEAL

M. Ladnier
Notary Public
NOTARY PUBLIC
Title and Rank
My Commission Expires: 02/18/2016

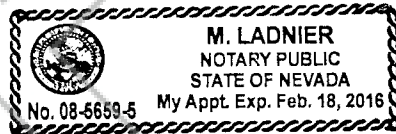


EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE INDEPENDENT CITY OF CARSON CITY IN THE COUNTY OF DOUGLAS IN THE STATE OF NV

LOT 1-21, AS SHOWN ON THE FINAL MAP #97-1007-7 OF VALLEY VISTA ESTATES, PHASE 6, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 24, 2002, IN BOOK 0402, AT PAGE 7191, AS DOCUMENT NO. 540408, OFFICIAL RECORDS.

Per NRS 111.312 – The Legal Description appeared previously in **Deed**, recorded on **August 23, 2010**, as Document No. **769041** in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-214-025
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) ___ Vacant Land b) Single Fam. Res.
 c) ___ Condo/Townhouse 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 #:	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust Verified - JS</u>	

3. Total Value /Sales Price of Property:	\$	<u>0.00</u>
Deed in Lieu of Foreclosure Only (value of property)	(<u>0.00</u>)
Transfer Tax Value:	\$	<u>0.00</u>
Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer without consideration to or from a Trust

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: Sandra Jean Goins, Trustee Capacity: GRANTOR

Signature: Sandra Jean Goins aka Sandra J. Goins Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Goins Living Trust**
 Address: **3533 Silverado Drive**
 City: **Carson City**
 State: **Nevada** Zip: **89705**

Print Name: **Sandra J. Goins**
 Address: **3533 Silverado Drive**
 City: **Carson City**
 State: **Nevada** Zip: **89705**

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

Print Name: Title Source, Inc. Escrow #: 61274648
 Address: 662 Woodward Avenue
 City, State, Zip: Detroit, Michigan 48226

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