

DOUGLAS COUNTY, NV

2016-877258

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

02/25/2016 11:09 AM

DOCUMENT PROCESSING SOLUTIONS INC.

KAREN ELLISON, RECORDER

E07

After Recording Return to:

**Mail Tax Statements To:**

Dennis R. Rainwater  
Jane E. Rainwater  
905 Valley Vista Drive  
Carson City, NV 89705

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.0.0)

[this space for recording information]

PROPERTY TAX ID# 1420-07-512-006

# QUITCLAIM DEED

[Exempt from taxation pursuant to NRS §375.090(7)]

“This is conveyance is a gift and the grantor received nothing in return”  
(this deed is being executed to remove property from a trust to the trust beneficiaries)

THIS INDENTURE, MADE this 19 day of February, 2016 between DENNIS R. RAINWATER and JANE E. RAINWATER, as Co-Trustees of the Rainwater Family Trust dated September 6, 2006, with mailing address of 905 Valley Vista Drive, Carson City, Nevada 89705, **Grantors**, and DENNIS R. RAINWATER and JANE E. RAINWATER, husband and wife, as community property with full right of survivorship, residing at 905 Valley Vista Drive, Carson City, Nevada 89705, **Grantees**.

WITNESSETH, that said Grantors, without consideration (no revenue received) as a gift to the Grantees, the Grantors therefore do hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in Douglas County, Nevada, to-wit:

**LOT 31 IN BLOCK J AS SHOWN ON THE FINAL MAP OF VALLEY VISTA ESTATES 1, PHASE 1A, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JUNE 2, 1994 IN BOOK 694 AT PAGE 437 AS DOCUMENT NO. 338792.**

**SUBJECT TO ALL MATTERS OF RECORD.**

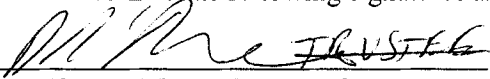
**BEING THE SAME PROPERTY CONVEYED TO DENNIS R. RAINWATER AND JANE E. RAINWATER, AS CO-TRUSTEES OF THE RAINWATER FAMILY TRUST DATED SEPTEMBER 6, 2006 BY GRANT, BARGAIN AND SALE DEED FROM DENNIS RAINWATER AND JANE RAINWATER, HUSBAND AND WIFE AS JOINT**

TENANTS, RECORDED JUNE 23, 2010 AS DOCUMENT NO. 0765835 IN DOUGLAS COUNTY, NEVADA.

PROPERTY ADDRESS: 905 Valley Vista Drive, Carson City, Nevada 89705  
The legal description was obtained from a previously recorded instrument.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or in equity, to the only proper use, benefit and behalf of the said Grantees forever.

WITNESS the following signatures and seal:



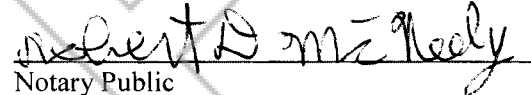
DENNIS R. RAINWATER, as Co-Trustee  
of the Rainwater Family Trust dated  
September 6, 2006

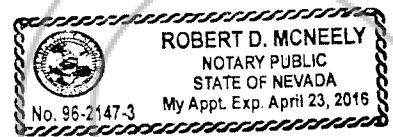


JANE E. RAINWATER, as Co-Trustee  
of the Rainwater Family Trust dated  
September 6, 2006

STATE OF NEVADA }  
County of Carson City to wit: }

This instrument was acknowledged before me on this 19 day of February, 2016, by DENNIS R. RAINWATER and JANE E. RAINWATER, as Co-Trustees of the Rainwater Family Trust dated September 6, 2006.

  
Notary Public  
My Commission Expires: 4/23/2016



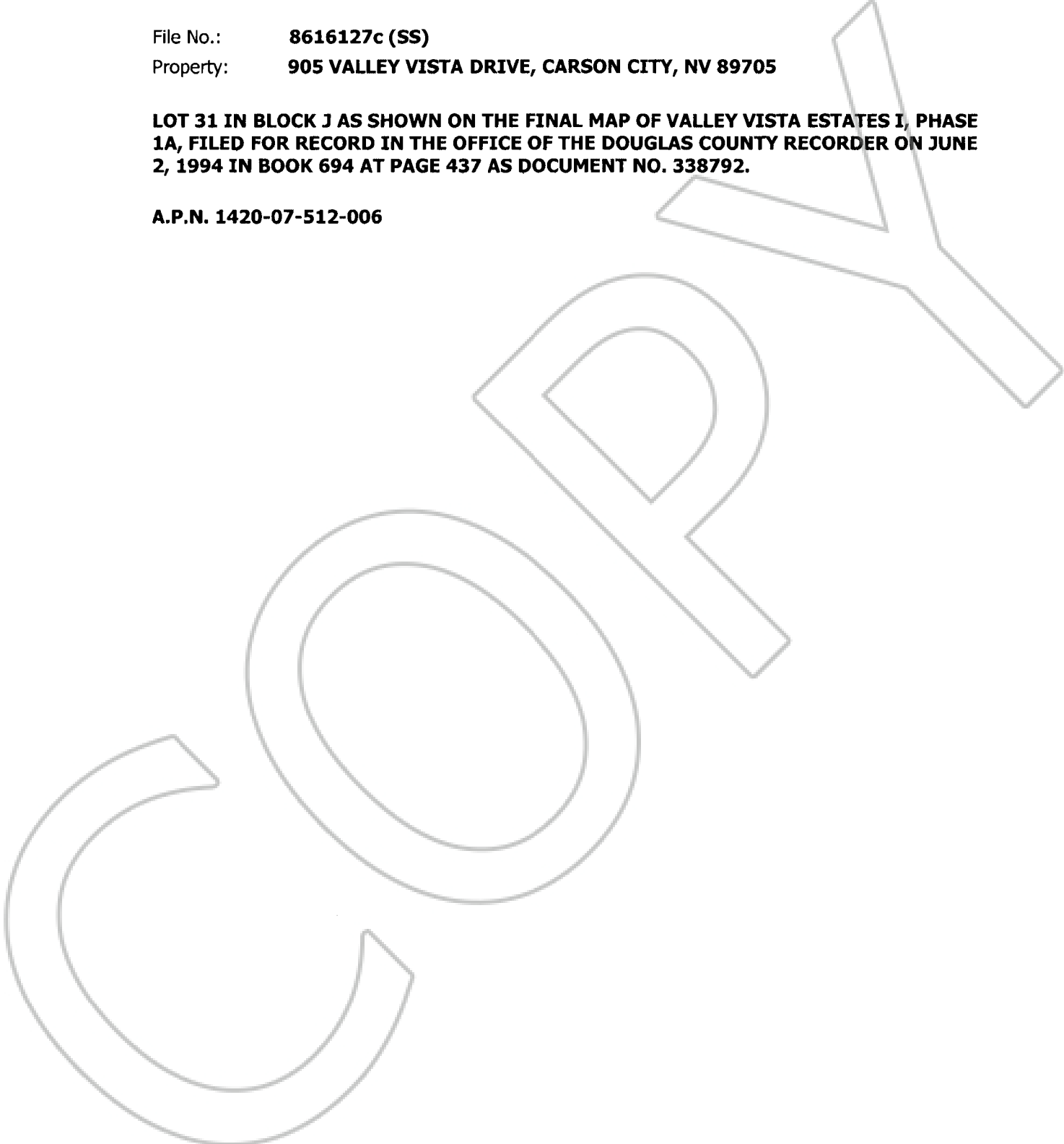
**EXHIBIT 'A'**

File No.: **8616127c (SS)**

Property: **905 VALLEY VISTA DRIVE, CARSON CITY, NV 89705**

**LOT 31 IN BLOCK J AS SHOWN ON THE FINAL MAP OF VALLEY VISTA ESTATES I, PHASE 1A, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JUNE 2, 1994 IN BOOK 694 AT PAGE 437 AS DOCUMENT NO. 338792.**

**A.P.N. 1420-07-512-006**



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1420-07-512-006  
 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	
_____ <u>Verified Trust - JS</u> _____	

3. Total Value/Sales Price of Property: \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 07  
 b. Explain Reason for Exemption: In/Out of Trust 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 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 [Signature] Trustee Capacity Grantor  
 Signature [Signature] TRUSTEE Capacity GRANTOR

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: The Rainwater Family Trust  
 Address: 905 Valley Vista Dr.  
 City: Carson City  
 State: NV Zip: 89705

Print Name: Dennis R. + Jane E. Rainwater  
 Address: 905 Valley Vista Dr.  
 City: Carson City  
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: DPS Escrow # 8616127c  
 Address: 590 W. Lambert Rd.  
 City: Brea State: CA Zip: 92821