



KAREN ELLISON, RECORDER E07

**APN: 1221-05-002-031**

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER:

This instrument was recorded at request of:

JAMES H. COE &  
 TONI M. GROOM  
 1280 RON LN.  
 GARDNERVILLE, NEVADA 89410

MAIL TAX STATEMENT TO ABOVE ADDRESS

The recording official is directed to return this instrument or copy to the above person

Space Reserved For Recording Information

**QUIT CLAIM DEED**

Effective Date: | County/State Property is located

*3-1-16*

DOUGLAS COUNTY, NEVADA

GRANTOR (Name, Address)

GRANTEE (Name, Address)

JAMES H. COE & TONI M. GROOM  
 Single individuals  
 1280 RON LN.  
 GARDNERVILLE, NEVADA 89410

JAMES H. COE and TONI M. GROOM  
~~FAMILY REVOCABLE LIVING TRUST:~~  
 JAMES H. COE & TONI M. GROOM  
 (CO-TRUSTEES) 1280 RON LN.  
 GARDNERVILLE, NEVADA 89410

*JMG*

DOCUMENT PREPARED BY: (Address)

PROPERTY LOCATION:

DENNIS H. LAWRENCE, JD  
 19718 E. MAYBERRY RD.  
 QUEEN CREEK, ARIZONA 85142

1280 RON LN.  
 GARDNERVILLE, NEVADA 89410

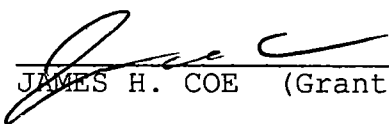
Subject Real Property (Legal Description)


LOT 78, OF FISH SPRINGS ESTATES, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 30, 1973, IN BOOK 873, PAGE 1006, AS DOCUMENT NO. 68451.

\*\* EXEMPT TRANSACTION \*\*

"This conveyance transfers the grantor's interest into his or her revocable living trust, trust, NRS 375.090 #7."

For valuable consideration, Grantor conveys to Grantee all right, title and interest of Grantor in Subject Real Property together with all rights privileges appurtenant or to become appurtenant to Subject Real Property on effective date.

  
\_\_\_\_\_  
JAMES H. COE (Grantor)

  
\_\_\_\_\_  
TONI M. GROOM (Grantor)

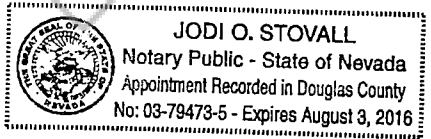
STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

**Acknowledgment.** On this date, before me, a Notary Public, personally appeared: JAMES H. COE, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument and acknowledged that he executed the same. If this person's name is subscribed in a representative capacity, is for the principal named and in the capacity indicated.

3-1-16  
\_\_\_\_\_  
Date of Acknowledgment

  
\_\_\_\_\_  
Notary Public

Notary Expiration Date: 8-03-16



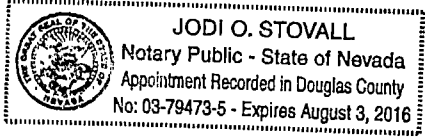
STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

**Acknowledgment.** On this date, before me, a Notary Public, personally appeared: TONI M. GROOM, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument and acknowledged that he executed the same. If this person's name is subscribed in a representative capacity, is for the principal named and in the capacity indicated.

3-1-16  
\_\_\_\_\_  
Date of Acknowledgment

  
\_\_\_\_\_  
Notary Public

Notary Expiration Date: 08-03-16



"LEGAL DESCRIPTION"

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together with all rights privileges appurtenant or to become  
appurtenant to Subject Real Property on effective date.

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1221-05-002-031  
 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 RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Trust Cert OK.

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

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: THIS IS A TRANSFER WITHOUT CONSIDERATION TO 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 [Signature] Capacity: GRANTOR

Signature [Signature] Capacity: GRANTEE

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

Print Name: TONI M. GROOM  
 Address: 1280 RON LN.  
 City: GARDNERVILLE  
 State: NV Zip: 89410

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

Print Name: JAMES H. COE AND TONI M. GROOM FAMILY REVOCABLE LIVING TRUST  
 Address: 1280 RON LN.  
 City: GARDNERVILLE  
 State: NV Zip: 89410

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

Print Name: LEGAL-EASE  
 Address: 19718 E. MAYBERRY Rd.  
 City: QUEEN CREEK

Escrow # \_\_\_\_\_  
 State: AZ Zip: 85142