

DOUGLAS COUNTY, NV

2016-879079

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

04/07/2016 12:22 PM

TITLE SOURCE, INC.

KAREN ELLISON, RECORDER

E07

61468717-3409337

APN: 142008216004

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

Exempt: (7)

Recording Requested By:

James Edward Martin
3507 Long Drive
Minden, NV 89423

After Recording Mail To:

James and Rose Martin
3507 Long Drive
Minden, NV 89423

Send Subsequent Tax Bills To:

James and Rose Martin
3507 Long Drive
Minden, NV 89423

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **James Edward Martin and Rose Marie Martin, Trustees of the James Edward Martin and Rose Marie Martin Family Trust, dated July 11, 1998**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **James Edward Martin and Rose Marie Martin, husband and wife**, whose address is 3507 Long Drive, Minden, Nevada 89423,

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: **3507 Long Drive, Minden, Nevada 89423**

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 anyway appertaining.

WITNESS my/our hands, this 1 day of April, 2016

James Edward Martin and Rose Marie Martin Family Trust, dated July 11, 1998

James Edward Martin, Trustee
James Edward Martin, Trustee

Rose Marie Martin, Trustee
Rose Marie Martin, Trustee

STATE OF Nevada)
COUNTY OF Douglas) ss

This instrument was acknowledged before me, this 1st day of April, 2016, by **James Edward Martin, Trustee and Rose Marie Martin, Trustee.**

NOTARY STAMP/SEAL

Shari L. Hall
Notary Public
Notary Public
Title and Rank
My Commission Expires: 7.6.2019



EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 142008216004

Land Situated in the County of Douglas in the State of NV

Lot 104, in Block B, as set forth on that certain final map LDA #99-054-4 Sunridge Heights III, Phase 5, A Planned Unit Development, Recorded in the Office of the Douglas County Recorder on August 21, 2003, in Book 0803, Page 11206, as Document No. 587309.

The property address and tax parcel identification number listed are provided solely for informational purposes.

Commonly known as: 3507 Long Dr., Minden, NV 89423-7725

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes:	
SG - Trust OK	

1. Assessor Parcel Number(s)
 a) 142008216004
 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: _____

3. Total Value /Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$0.00
 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: Transfers without consideration 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: James Edward Martin Capacity: Trustee
 Signature: Rose Marie Martin Capacity: Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **James Edward Martin and
Rose Marie Martin Family Trust**
 Address: **3507 Long Drive**
 City: **Minden**
 State: **Nevada** Zip: **89423**

Print Name: **James Edward Martin
Rose Marie Martin**
 Address: **3507 Long Drive**
 City: **Minden**
 State: **Nevada** Zip: **89423**

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

Print Name: Title Source, Inc.
 Address: 662 Woodward Avenue
 City, State, Zip: Detroit, MI 48226

Escrow #: 61468717

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