

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



00035746201608813040040048

KAREN ELLISON, RECORDER

E07

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made May 24, 2016, by and between Minden Village I, LLC, a Nevada limited liability company, grantor, and K. and S. Coleman Revocable Trust, dated March 23, 1995, Kevin A. Coleman, Trustee, 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, ~~Minden Village I, LLC~~

By: ~~Kevin A. Coleman, Managing Member~~

# 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

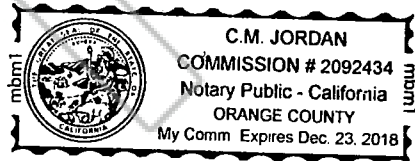
On May 24, 2016 before me, C.M. Jordan, Notary Public  
(insert name and title of the officer)

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  (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: <i>ST - Trust Cert OK</i>	

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

Print Name: K. and S. Coleman Revocable Trust  
 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 SP 88 # 401

City: Minden State: NV Zip: 89423

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