

APN# : 1220-03-112-015

RPTT: \$1,696.50

DOUGLAS COUNTY, NV **2017-896605**
RPTT:\$1696.50 Rec:\$16.00
\$1,712.50 Pgs=3 03/31/2017 09:44 AM
ETRCO
KAREN ELLISON, RECORDER

Recording Requested By:

Western Title Company

Escrow No.: 086506-WLD

When Recorded Mail To:

Joseph M. Cooke and Susan Jo
Cooke

1365 Stodick Lane

Gardnerville, NV 89410

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature _____


Wendy Dunbar

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Kenneth R. Coleman and Sherri L. Coleman, Trustees of the Coleman Family Living Trust dated June 29, 2000

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Joseph M. Cooke and Susan Jo Cooke, husband and wife as community property with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 27 of Block C, as shown on the map entitled STODICK ESTATES SOUTH, PHASE 3, in the County of Douglas, State of Nevada, filed December 22, 2005, in the office of the County Recorder of said county as Document No. 664013, and by Certificate of Amendment recorded May 21, 2007 in Book 507, Page 6752 as Document No. 701493 of Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 03/02/2017

The Coleman Family Living Trust

Kenneth R. Coleman
By: Kenneth R. Coleman, Trustee

Sherri L. Coleman
By: Sherri L. Coleman, Trustee

STATE OF Newada

COUNTY OF Douglas

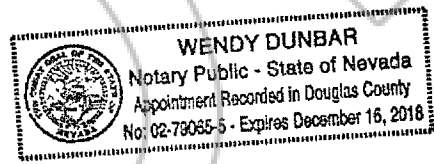
} ss

This instrument was acknowledged before me on

3.17.17

By Kenneth R. Coleman and Sherri L. Coleman.

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-03-112-015

2. Type of Property:
 a) Vacant Land
 c) Condo/Twnhse
 e) Apt. Bldg
 g) Agricultural
 i) Other _____
 b) Single Fam. Res.
 d) 2-4 Plex
 f) Comm'l/Ind'l
 h) Mobile Home

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property: \$435,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$435,000.00
 Real Property Transfer Tax Due: \$1,696.50

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 _____ Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Kenneth R. Coleman and Sherri L. Coleman, Trustees of the Coleman Family Living Trust dated June 29, 2000
 Address: 9533 South Chavez Dr.
 City: South Jordan
 State: UT Zip: 84095

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Joseph M. Cooke and Susan Jo Cooke
 Address: 1365 Stodwick Ln.
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 086506-WLD