

DOUGLAS COUNTY, NV
RPTT:\$4582.50 Rec:\$40.00
\$4,622.50 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2020-942709

02/25/2020 10:20 AM

WHEN RECORDED MAIL TO:

Joseph Ray Coleman
Janet Lois Coleman
3098 Samoa Place
Costa Mesa, Ca 92626

MAIL TAX STATEMENTS TO:

Jsame as above

Escrow No. 2000331-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.

(Pursuant to NRS 239b.030)

APN No.: 1320-27-002-011

R.P.T.T. \$4,582.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Troy Dumas and Austin C. Willis, Successor Trustees of The Willis Family Trust dated July 24, 1992

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Joseph Ray Coleman and Janet Lois Coleman, Trustees of the Joseph and Janet Coleman Revocable Trust dated November 6, 2000

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Martin J. Willis and Diane G. Willis, Co-Trustees of The Willis Family Trust dated July 24, 1992

Troy Dumas
Troy Dumas, Successor Trustee

Austin C. Willis
Austin C. Willis, Successor Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 2/13/2020
by Troy Dumas and Austin C. Willis, Successor Trustees of The Willis Family Trust dated July 24, 1992

NOTARY PUBLIC

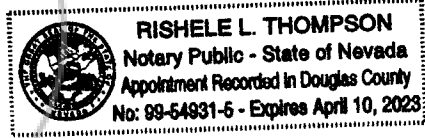


State of Nevada
County of Douglas

} ss:

This instrument was acknowledged before me on 2/21/2020
by Troy Dumas

Rishele L. Thompson
Notary Public



Escrow No. 2000331-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

A parcel of land located within a portion of the South one-half of Section 27, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, being more particularly described as follows:

Parcel B-2, as shown on the Record of Survey map filed within the Official Records of Douglas County, Nevada, in Book 883, Page 1074, Document No. 85517, and being further described as follows:

BEGINNING at the Southwest corner of Parcel B-2 from which the Southwest corner of Section 34, Township 13 North, Range 20 East, M.D.B. & M., bears S. 26°12'48" West, 5940.28 feet; thence North 01°04'07" West, 589.96 feet; thence South 89°59'47" East, 934.43 feet; thence South 03°37'54" East, 600.98 feet; thence North 89°24'19" West, 961.55 feet to the POINT OF BEGINNING.

APN: 1320-27-002-011

Note: Document No. 596766 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-27-002-011
 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: _____	

3. a. Total Value/Sales Price of Property: \$ 1,175,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 1,175,000.00
 d. Real Property Transfer Tax Due: \$ 4,582.50

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 Troy Dumas Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Troy Dumas and Austin C. Willis,
 Successor Trustees of The Willis Family Trust
 dated July 24, 1992
 Address: P.O. Box 1103
 City: Genoa
 State: Zip: NV 89411

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Joseph Ray Coleman and
Janet Lois Coleman
 Address: 3098 Somona Place
 City: Costa Mesa
 State: CA Zip: 92626

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Titor Title of Nevada, Inc. Escrow No.: 02000331-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED