

DOUGLAS COUNTY, NV

**2020-952575**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

09/15/2020 01:56 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E07

**WHEN RECORDED MAIL TO:**

Sydney C. Cole  
Madeleine M. Cole  
17770 Wren Drive  
Canyon County, CA 91387

**MAIL TAX STATEMENTS TO:**

same as above

Escrow No. 2005174-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.: 1220-03-111-006

R.P.T.T. \$ 0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Sydney C. Cole and Madeleine M. Cole, Trustees of the Cole Family Trust, Under trust instrument dates, July 6, 2007, the sole and separate property of Sydney C. Cole

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Sydney C. Cole and Madeleine Cole, husband and wife as community property with right of survivorship

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.

Signature and notary acknowledgement on page two.

Cole Family Trust

[Signature] Trustee  
Sydney C. Cole, Trustee

[Signature] Trustee  
Madeleine M. Cole, Trustee

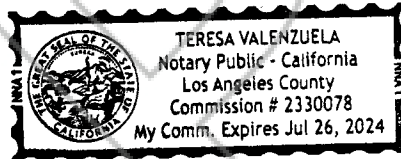
STATE OF California  
COUNTY OF Los Angeles

} ss:

This instrument was acknowledged before me on 9-9-2020  
by Sydney C Cole and Madeleine M. Cole

[Signature]  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02005174.



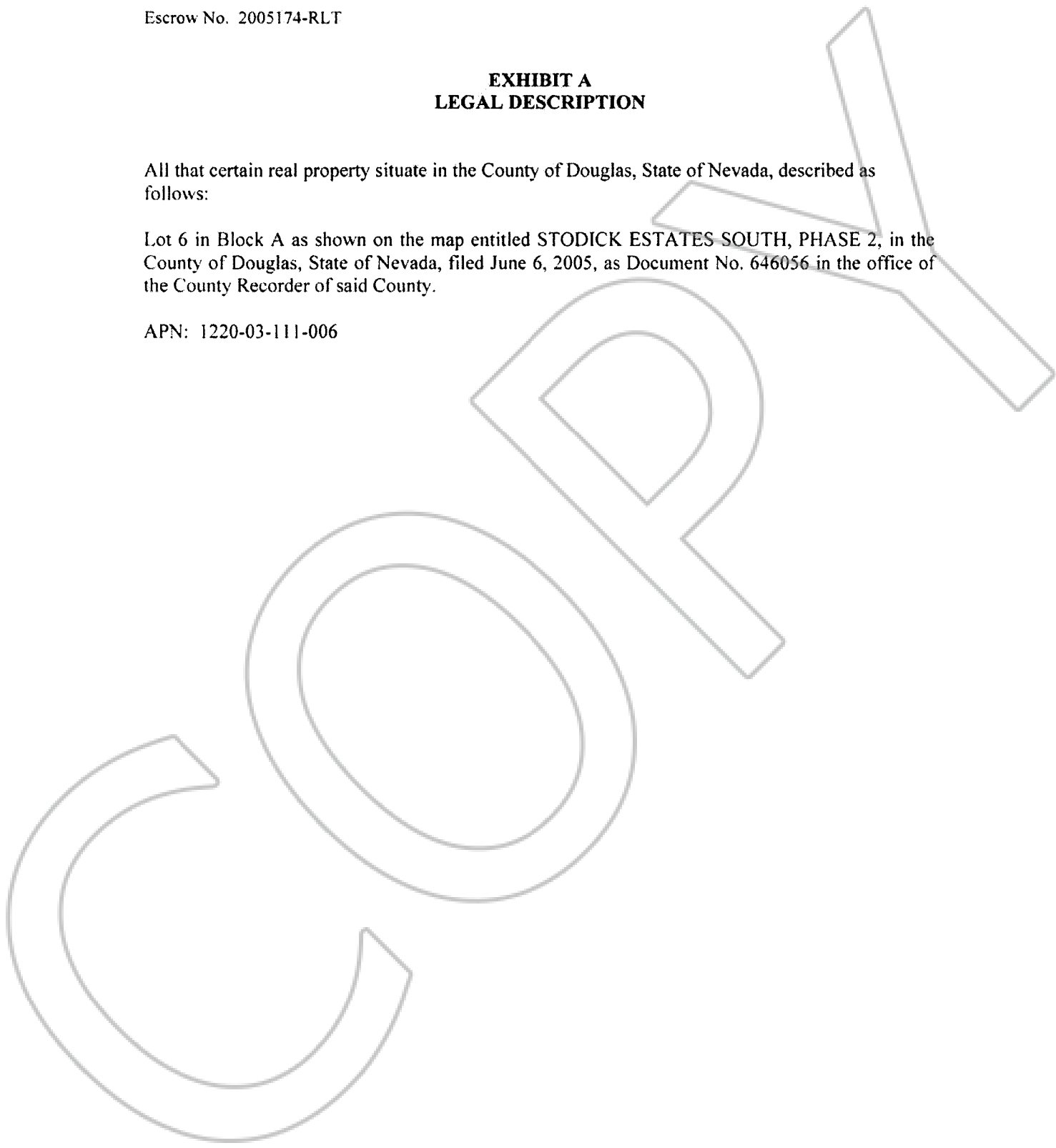
Escrow No. 2005174-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 6 in Block A as shown on the map entitled STODICK ESTATES SOUTH, PHASE 2, in the County of Douglas, State of Nevada, filed June 6, 2005, as Document No. 646056 in the office of the County Recorder of said County.

APN: 1220-03-111-006



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1220-03-111-006
- 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: Trust OK BC

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ 0  
 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: Remove from trust without consideration

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_%**

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 grantee / Buyer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(REQUIRED)	(REQUIRED)
Print Name: <u>Sydney C. Cole, trustee et al</u>	Print Name: <u>Sydney C. Cole + Madeleine ... LLC</u>
Address: <u>1700 Wren Dr.</u>	Address: <u>17770 Wren Dr.</u>
<u>Canyon Country, NV 89138</u>	<u>Canyon Country Co. 91387</u>
City, State, Zip	City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2005174-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410