

APN: 1420-34-201-048
RECORDING REQUESTED BY:
Melissa L. Exline, Esq.
Surratt Law Practice PC
3705 Lakeside Drive
Reno, NV 89509

GRANTEE/MAIL TAX STATEMENTS TO:
Rick A. Coltra and Becky J. Coltra
2735 Stewart Ave.
Minden, NV 89423

GRANT, BARGAIN AND SALE DEED

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

Rick A. Coltra and Becky J. Coltra, husband and wife, do hereby Grant, Bargain, Sell and Convey to:

Rick A. Coltra and Becky J. Coltra, Trustees of the Coltra Family Trust dated October 14, 2021, and any amendments thereto.

The real property situated in the County of Washoe, State of Nevada, described as follows:

South ½ of the Northeast ¼ of the Southeast ¼ of the Northeast ¼ Section 34, Township 14 North, Range 20 East M.D.B. & M.

Known as: 2735 Stewart Ave, Minden, NV 89423

Parcel # 1420-34-201-048

Subject to: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties and/or obtained from the county assessor/recorder's website. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

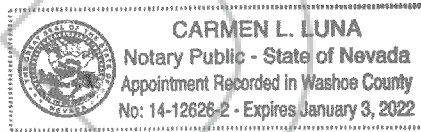
IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

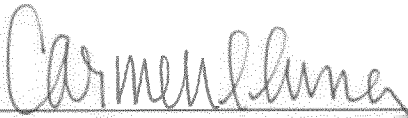

Rick A. Coltra

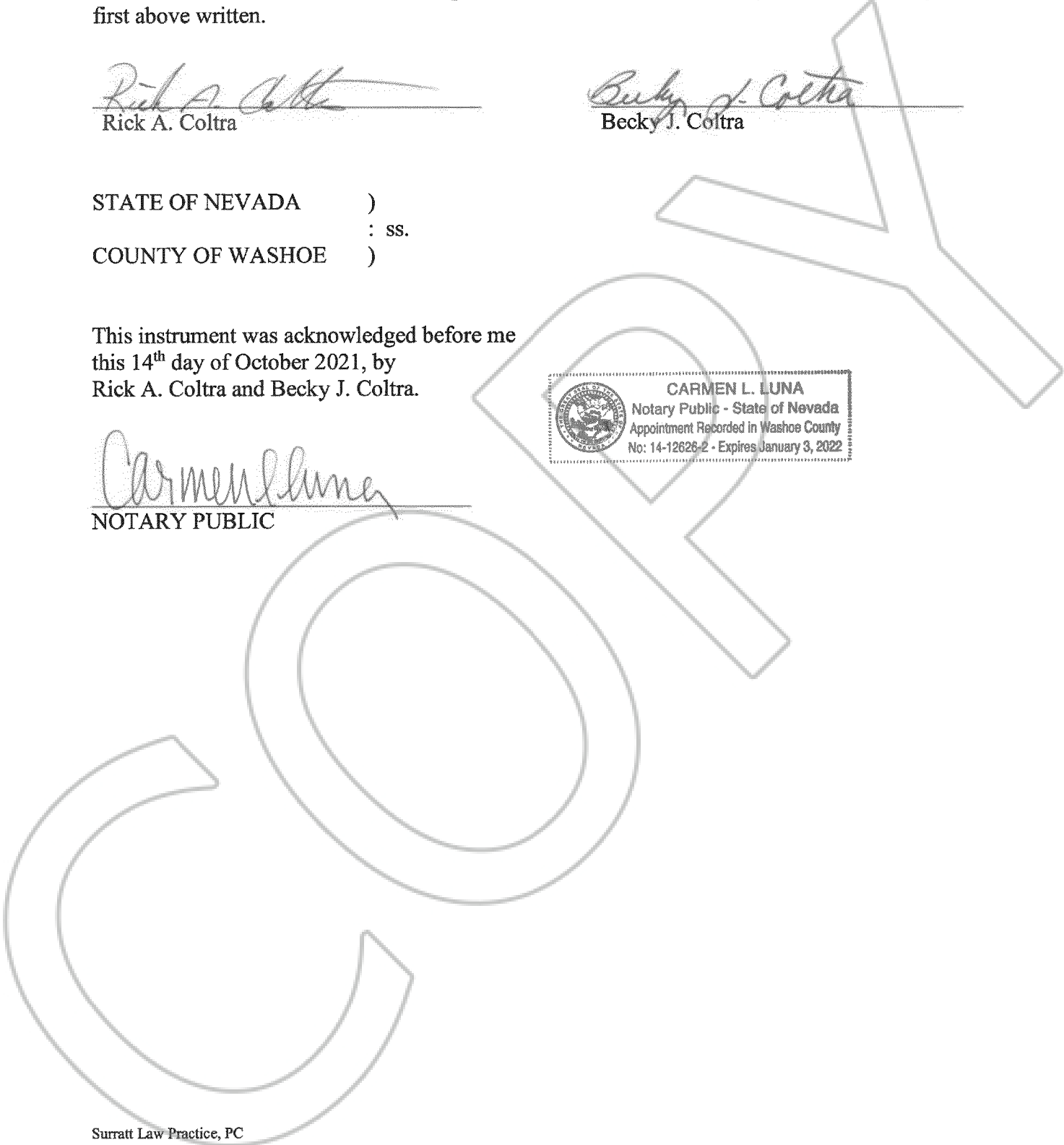

Becky J. Coltra

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me
this 14th day of October 2021, by
Rick A. Coltra and Becky J. Coltra.




NOTARY PUBLIC



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1420-34-201-048
 b) _____
 c) _____
 d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
 Notes: 10/21/21 TRUST OK~A.B.

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

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 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 Rick A. Coltra Capacity Grantor (s)
 Signature Becky J. Coltra Capacity Grantee (s), Trustee (s)

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Rick A. Coltra and Becky J. Coltra
 Address: 2735 Stewart Ave.
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Rick A. Coltra and Becky J. Coltra, Trustees
 Address: 2735 Stewart Ave.
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Surratt Law Practice, PC Escrow # _____
 Address: 3705 Lakeside Drive
 City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)