

APN: 1420-18-212-001
Return document to:
Nicholas & Nova Coffron
3348 Coloma Drive
Carson City, NV 89705



KAREN ELLISON, RECORDER

E07

Mail tax statements to:
Nicholas & Nova Coffron
3348 Coloma Drive
Carson City, NV 89705

In compliance with NRS 239B.030, I, the undersigned, hereby affirm that this document submitted for recording does not contain a Social Security number.

GRANT, BARGAIN and SALE DEED

This DEED, executed this 7th day of JANUARY, 20 22, by the grantors,

Nicholas Coffron and Nova Coffron, Husband and Wife, as Joint Tenants with Right of Survivorship
3348 Coloma Drive, Carson City, NV 89705

for the consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, does hereby Grant, Bargain and Sell to the grantees,

NOVA COFFRON and NICHOLAS COFFRON, Co-Trustees, or their successors in Trust, under The Nova and Nicholas Coffron Revocable Living Trust dated January 7th, 2022, and any amendments thereto

3348 Coloma Drive, Carson City, NV 89705

all right, title, and interest in and to the following real property situated in the County of Douglas, State of Nevada, legally described as:

Lot 1, in Block C, of VALLEY VISTA ESTATES II, UNIT 1, a Planned Unit Development, recorded in the office of the Douglas County Recorder, State of Nevada, on December 17, 1993, in Book 1293, at Page 3652, as Document No. 325265.

Commonly known as: 3348 Coloma Drive, Carson City, NV 89705

IN WITNESS WHEREOF, the grantors have signed and sealed these presents on the day first above written.

[Signature]
Nicholas Coffron
Grantor

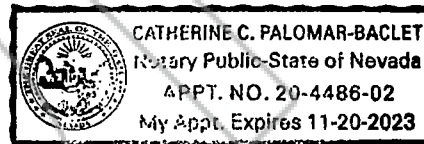
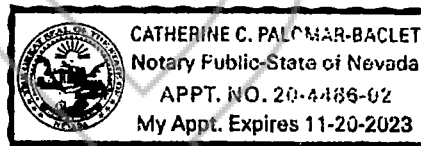
[Signature]
Nova Coffron
Grantor

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF NEVADA)
COUNTY OF WASHOE)

This instrument was acknowledged before me on the 7th day of January,
20 22, by Nicholas Coffron and Nova Coffron.

[Signature]
Signature
CATHERINE C. PALOMAR-BACLET
Print name
NOTARY PUBLIC
Title
My commission expires:
11-20-2023



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-18-212-1001
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: Trust OK - JP

3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: This is a transfer of title to a 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: Grantor
 Signature [Signature] Capacity: Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: _____
 Address: 3348 Coloma Dr.
 City: Carson City
 State: NV Zip: 89705

Print Name: The Nova and Nicholas Colson Revocable Living Trust, TTEG
 Address: 3348 Coloma Dr.
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Adva Wealth Advisors, LLC Escrow # N/A
 Address: 201 W. Liberty #207
 City: Reno State: NV Zip: 89501

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED