

Prepared By

Name: JAMES H. COE  
Address: 1280 ROW LN.  
GRANDVILLE, NV  
State: NV Zip Code: 89410



SHAWNYNE GARREN, RECORDER

After Recording Return To

Name: JAMES H. COE  
Address: 1280 ROW LN  
GRANDVILLE  
State: NEVADA Zip Code: 89410

1221-05-002-031

Space Above This Line for Recorder's Use

NEVADA QUIT CLAIM DEED

STATE OF NEVADA

COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE THOUSAND (\$ 1000.00) in hand paid to COE / GRANTOR, a TRUST, residing at 1280 ROW LN., County of DOUGLAS, City of GRANDVILLE, State of NEVADA (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to COE / GRANTEE, a TRUST, residing at 1280 ROW LN, County of DOUGLAS, City of GRANDVILLE, State of NEVADA (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in the County of DOUGLAS, Nevada to-wit:

LOT 78, OF FISH SPRINGS ESTATES, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 30, 1973, IN BOOK 873, PAGE 1006, AS DOCUMENT NO. 68957

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.



Toni M Groom  
Grantor's Signature  
Toni M GROOM  
Grantor's Name  
1280 Ron Ln  
Address  
HARDNERVILLE NV 89410  
City, State & Zip

James H. Coe  
Grantor's Signature  
JAMES H. COE  
Grantor's Name  
1280 RON LN.  
Address  
HARDNERVILLE NV 89410  
City, State & Zip

STATE OF NEVADA)

COUNTY OF DOUGLAS)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Toni M. Groom and James H. Coe whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 3 day of January, 2023.

Suzanne Ruffo  
Notary Public

My Commission Expires: Sept 2, 2026



# STATE OF NEVADA DECLARATION OF VALUE

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

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

- (a) 1221-05-002-031
- (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

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

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value: \_\_\_\_\_

Real Property Transfer Tax Due: \_\_\_\_\_

\$ 1,000<sup>00</sup>\*

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ 390

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

\* One trustee relinquishing property interest for sum of \$1,000, property to remain in same trust.

**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 Toni M Groom Capacity Grantor

Signature Jack Capacity GRANTEE

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)  
Print Name: Toni M Groom  
Address: 1280 Ron Ln  
City: Gardnerville  
State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
Print Name: JAMES H. COE  
Address: 1280 Ron Ln.  
City: GARDNERVILLE  
State: NEVADA Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_