

**Official Record**

Recording requested By  
DURHAM JONES & PINEGAR, P.C.

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 3

RPTT:

Recorded By: LB

Book- 260 Page- 0618



The undersigned hereby affirms that there is no Social Security Number contained in this document.

APN: 6-241-33

**RECORDING REQUESTED BY:  
WHEN RECORDED MAIL TO:**

DURHAM JONES & PINEGAR, P.C.  
10785 W. Twain Avenue, Suite 200  
Las Vegas, Nevada 89135

**MAIL TAX STATEMENTS TO:**

COPE FAMILY TRUST  
12 Allegro Street  
Blue Diamond, NV 89004

**QUITCLAIM DEED**

For good and valuable consideration, the receipt of which is hereby acknowledged,

BLUE DIAMOND STAR, LLC – Series A, a Nevada limited-liability company does hereby quitclaim to

CECIL G. COPE, as Trustee of the COPE FAMILY TRUST dated October 2, 2000, the following described real property in the State of Nevada, County of Lincoln:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

- SUBJECT TO:
1. Taxes for the current fiscal year.
  2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

DATED this 7<sup>th</sup> day of December, 2010.



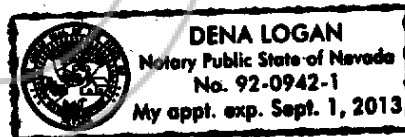
BLUE DIAMOND STAR, LLC  
Series A

By *Cecil G. Cope*  
CECIL G. COPE, Manager

STATE OF NEVADA     )  
                                  ) ss  
COUNTY OF CLARK    )

On this 7<sup>th</sup> day of December, 2010, before me, a notary public, personally appeared CECIL G. COPE, personally known to me (or proved to me on the basis of satisfactory evidence), to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or entity upon behalf of which person acted, executed the instrument.

*Dena Logan*  
NOTARY PUBLIC



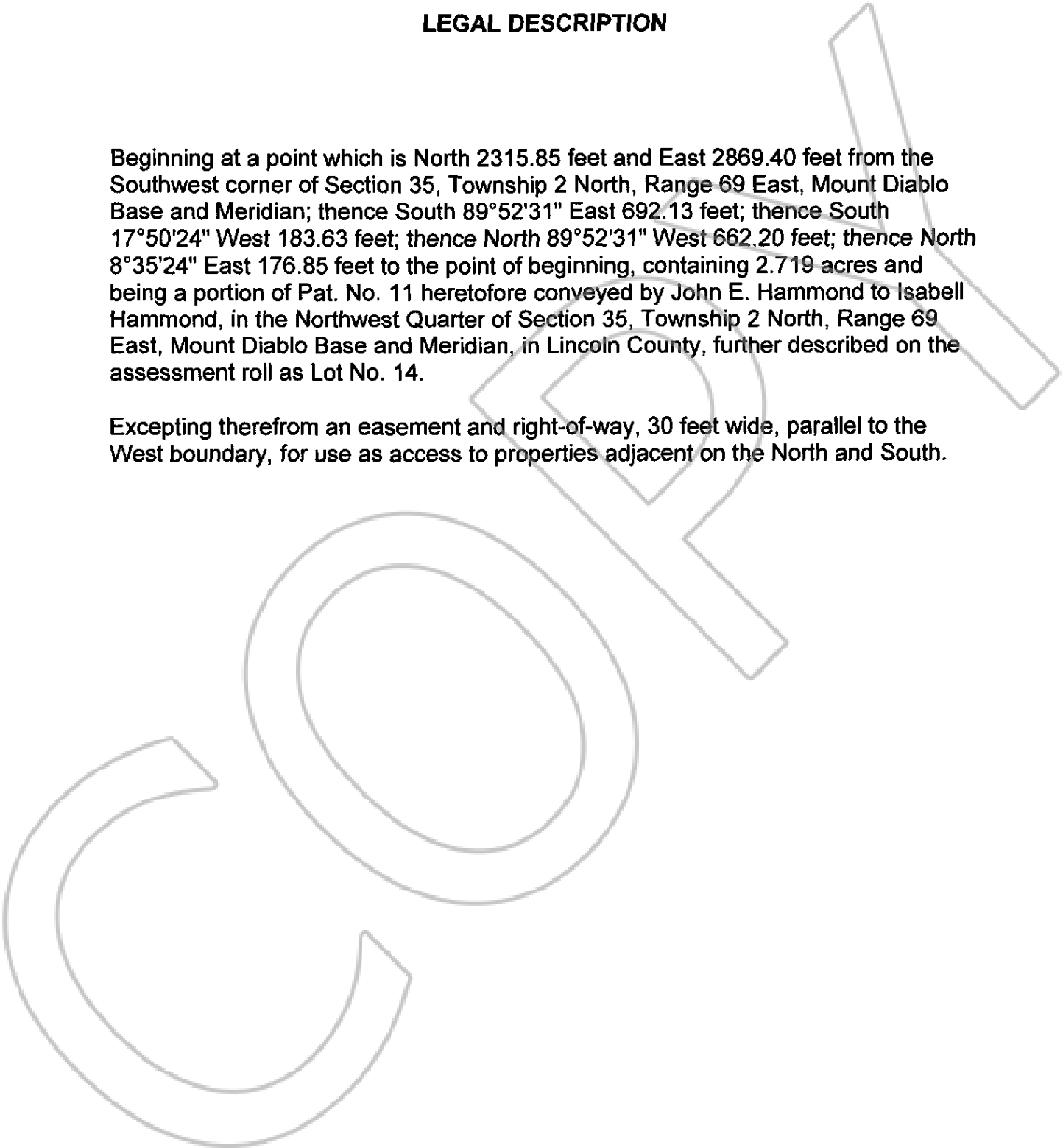


**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Beginning at a point which is North 2315.85 feet and East 2869.40 feet from the Southwest corner of Section 35, Township 2 North, Range 69 East, Mount Diablo Base and Meridian; thence South 89°52'31" East 692.13 feet; thence South 17°50'24" West 183.63 feet; thence North 89°52'31" West 662.20 feet; thence North 8°35'24" East 176.85 feet to the point of beginning, containing 2.719 acres and being a portion of Pat. No. 11 heretofore conveyed by John E. Hammond to Isabell Hammond, in the Northwest Quarter of Section 35, Township 2 North, Range 69 East, Mount Diablo Base and Meridian, in Lincoln County, further described on the assessment roll as Lot No. 14.

Excepting therefrom an easement and right-of-way, 30 feet wide, parallel to the West boundary, for use as access to properties adjacent on the North and South.



STATE OF NEVADA  
DECLARATION OF VALUE FORM

Recording requested By  
DURHAM JONES & PINEGAR, P.C.

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: LB RPTT:  
Book- 260 Page- 0618

1. Assessor Parcel Number(s)  
a) 6-241-33  
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 RECORDER'S OPTIONAL USE ONLY**  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

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: This is a transfer of title without consideration to an Inter vivos trust

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 [Signature] Capacity MANAGER  
Signature [Signature] Capacity TRUSTEE

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

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

Print Name: BLUE DIAMOND STAR, LLC  
Address: 12 Allegro Street  
City: Las Vegas  
State: Nevada Zip: 89004

Print Name: COPE FAMILY TRUST  
Address: 12 Allegro Street  
City: Las Vegas  
State: Nevada Zip: 89004

**COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)**

Print Name: DURHAM JONES & PINEGAR, P.C. Esc. #: N/A  
Address: 10785 W. TWAIN AVENUE, SUITE 200  
City: LAS VEGAS State: NEVADA Zip: 89135