

Official Record

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

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: LB

Book- 260 Page- 0621



0137484

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

APN: 6-241-34

**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 7th day of December, 2010.



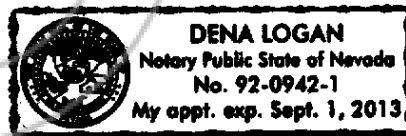
BLUE DIAMOND STAR, LLC
Series A

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

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

On this 7th 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 59°34'48" East 3724.58 feet from the Southwest corner of Section 35, Township 2 North, Range 69 East, Mount Diablo Base and Meridian; thence North 70°14'36" West 410.60 feet; thence North 8°35'24" East 117.62 feet; thence South 89°52'31" East 662.29 feet; thence South 17°50'24" West 104.81 feet; thence South 59°30'24" West 303.26 feet to the point of beginning containing 2.719 acres.

Further described as Parcel Three (3) as shown by map on file as Document No. 62922, Plat A, Page 140 of Parcel Maps, recorded October 1978 at the instance of John P. Hammond record of survey, Nye County, Nevada Recorder's Office.

STATE OF NEVADA
DECLARATION OF VALUE FORM

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Page 1 of 1 Fee: \$16.00
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- 1. Assessor Parcel Number(s)
a) 6-241-34
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'/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 into an Inter vivos living 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