

Recording Requested By:

Nicholas Smith
1234 Main Street
Sacramento, California 95818

After Recording Mail To:

Nicholas and Carmen Smith
1234 Main Street
Sacramento, California 95818

APN: 010200302230700

QUITCLAIM DEED

TITLE OF DOCUMENT

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0.00 EXEMPT (5): This conveyance transfers an interest into or out of a Living Trust, R&T 11930.

- () Computed on full value of property conveyed, or
- () Computed on full value less liens and encumbrances remaining thereon at time of sale.
- () Unincorporated area () City of _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Nicholas Smith and Carmen Smith, husband and wife, as community property with right of survivorship**, GRANTOR, hereby remises, releases and forever quitclaims to **Nicholas Smith and Carmen Smith, Co-Trustees under Smith Living Trust, dated September 2, 2015**, GRANTEE, that certain real property situated in the County of **Sacramento**, State of **California**, described as follows:

LOT 46 OF TRACT NO. 36, IN THE CITY OF CANYON LAKE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGES 1 THROUGH 3, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORE commonly known as: **1234 Main Street**
Sacramento, California 95818

Prior Recorded Doc. Ref.: **Deed**: Recorded: **October 7, 2015**; Book **201517**, Page **67**

SUBJECT TO: Any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record.

MAIL TAX STATEMENTS

Nicholas and Carmen Smith, 1234 Main Street, Sacramento, California 95818

WITNESS my/our hand(s), this _____ day of _____, 20_____.

Nicholas Smith

Carmen Smith

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)

ss

COUNTY OF _____)

On _____, before me, _____,
(Insert Name of Notary Public and Title)

personally appeared **Nicholas Smith and Carmen Smith**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

NOTARY STAMP/SEAL

WITNESS my hand and official seal.

Notary Public

Printed Name of Notary Public
My Commission Expires: _____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type: _____
Number of Pages: _____ Date of Document: _____
Signer(s) Other Than Named Above: _____

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located.

SACRAMENTO COUNTY ASSESSOR
Property Transfer Section
3701 Power Inn Road, Suite 3000
Sacramento CA 95826-4329
(916) 875-0750

NAME AND MAILING ADDRESS OF BUYER/TRANSFeree
(Make necessary corrections to the printed name and mailing address)

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ASSESSOR'S PARCEL NUMBER

SELLER/TRANSFEROR

BUYER'S DAYTIME TELEPHONE NUMBER

()

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BUYER'S EMAIL ADDRESS

L

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

MAIL PROPERTY TAX INFORMATION TO (NAME)

ADDRESS

CITY

STATE

ZIP CODE

YES NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

MO

DAY

YEAR

PART 1. TRANSFER INFORMATION

Please complete all statements.

This section contains possible exclusions from reassessment for certain types of transfers.

YES NO

- A. This transfer is solely between spouses (*addition or removal of a spouse, death of a spouse, divorce settlement, etc.*).
- B. This transfer is solely between domestic partners currently registered with the California Secretary of State (*addition or removal of a partner, death of a partner, termination settlement, etc.*).
- *C. This is a transfer: between parent(s) and child(ren) from grandparent(s) to grandchild(ren).
- *D. This transfer is the result of a cotenant's death. Date of death _____
- *E. This transaction is to replace a principal residence by a person 55 years of age or older. Within the same county? YES NO
- *F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? YES NO
- G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (*e.g., a name change upon marriage*). If YES, please explain: _____
- H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (*e.g., cosigner*). If YES, please explain: _____
- J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- K. This is a transfer of property:
 - 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of the transferor, and/or the transferor's spouse registered domestic partner.
 - 2. to/from a trust that may be revoked by the creator/grantor/trustor who is also a joint tenant, and which names the other joint tenant(s) as beneficiaries when the creator/grantor/trustor dies.
 - 3. to/from an irrevocable trust for the benefit of the creator/grantor/trustor and/or grantor's/trustor's spouse grantor's/trustor's registered domestic partner.
- L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions.
- *O. This transfer is to the first purchaser of a new building containing an active solar energy system.

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

A. Date of transfer, if other than recording date: _____

B. Type of transfer:

- Purchase Foreclosure Gift Trade or exchange Merger, stock, or partnership acquisition (Form BOE-100-B)
- Contract of sale. Date of contract: _____ Inheritance. Date of death: _____
- Sale/leaseback Creation of a lease Assignment of a lease Termination of a lease. Date lease began: _____
- Original term in years (including written options): _____ Remaining term in years (including written options): _____
- Other. Please explain: _____

C. Only a partial interest in the property was transferred. YES NO If YES, indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

A. Total purchase price \$ _____

B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ _____

C. First deed of trust @ _____% interest for _____ years. Monthly payment \$ _____ Amount \$ _____

- FHA (___Discount Points) Cal-Vet VA (___Discount Points) Fixed rate Variable rate
- Bank/Savings & Loan/Credit Union Loan carried by seller
- Balloon payment \$ _____ Due date: _____

D. Second deed of trust @ _____% interest for _____ years. Monthly payment \$ _____ Amount \$ _____

- Fixed rate Variable rate Bank/Savings & Loan/Credit Union Loan carried by seller
- Balloon payment \$ _____ Due date: _____

E. Was an Improvement Bond or other public financing assumed by the buyer? YES NO Outstanding balance \$ _____

F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____

G. The property was purchased: Through real estate broker. Broker name: _____ Phone number: (____) _____

- Direct from seller From a family member-Relationship _____
- Other. Please explain: _____

H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

PART 4. PROPERTY INFORMATION

Check and complete as applicable.

A. Type of property transferred

- Single-family residence Co-op/Own-your-own Manufactured home
- Multiple-family residence. Number of units: _____ Condominium Unimproved lot
- Other. Description: (i.e., timber, mineral, water rights, etc.) Timeshare Commercial/Industrial

B. YES NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.

If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____

C. YES NO A manufactured home is included in the purchase price.

If YES, enter the value attributed to the manufactured home: \$ _____

YES NO The manufactured home is subject to local property tax. If NO, enter decal number: _____

D. YES NO The property produces rental or other income.

If YES, the income is from: Lease/rent Contract Mineral rights Other: _____

E. The condition of the property at the time of sale was: Good Average Fair Poor

Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER ▶	DATE	TELEPHONE (____) _____
NAME OF BUYER/TRANSFeree/LEGAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)	TITLE	EMAIL ADDRESS

The Assessor's office may contact you for additional information regarding this transaction.

CERTIFICATION OF TRUST

Pursuant to California Probate Code Section 18100.5

I/We **Nicholas Smith and Carmen Smith**, trustee(s), hereby confirm and attest to the following facts and circumstances relative to the below mentioned trust:

1. Name of trust: **Smith Living Trust** is currently in existence and was created on **September 2, 2015**.
2. The trust was established by **Nicholas Smith and Carmen Smith**
3. The current trustee(s) of the trust is/are: **Nicholas Smith and Carmen Smith**
4. The power(s) granted the trustee(s) include: (A) The power to sell, convey and exchange the real property which is the subject of this transaction. Yes No. (B) The power to borrow money as well as mortgage and encumber the subject property with a deed of trust. Yes No.
5. The trust is (A) Revocable or (B) Irrevocable and is revocable by the following party(ies):
Nicholas Smith and Carmen Smith
6. Describe which trustees or combination thereof which are authorized to exercise the powers mentioned in paragraph 4, if the trust has multiple trustees and less than all the trustees are going to execute the documents necessary to complete this transaction. **Nicholas Smith and Carmen Smith**
7. The trust identification number is as follows (Last Four Digits of SS# / Employee I.D. Etc.) _____
8. Title to trust assets shall be taken in the following fashion: **Quitclaim Deed**

Fee Calculation Summary for:

Order Number	6532057
Borrower Name	Smith
Total Pages being Recorded	2
Consideration	\$0.00
Doc Prep Fee	\$75.00

Rate Information

State	CA
County	Sacramento
Document Type	Quitclaim Deed
Base Recording Fee	\$15
Each Additional Page Fee	\$3
Non Standard Document Fee*	\$3 per page
Survey Monument Fee	N/A
Fraud Fee	\$6
County Transfer Tax Rate	\$0.55 per \$500

Sacramento City Transfer Tax Rate	\$2.75 per \$1,000
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*Non Standard Document Fee applies If ANY page of a document is not 8 1/2" by 11", or has anything glued, taped or stapled to it, the non-standard size fee is applied to ALL pages.

Fees To Collect

Recording Fees	\$18.00
County Transfer Tax Fees	\$0.00
City Tax Fees	\$0.00
Survey Monument Fee	\$0.00
Fraud Fee	\$6.00
Other Fees	\$0.00

TOTAL FEES TO COLLECT FOR RECORDING \$24.00

Make Check Payable to	Sacramento County Recorder
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Fraud fee applies to Quitclaim Deed. Fraud fee does not apply to taxable transfers or Grant Deeds.