WHEN RECORDED, MAIL TO:
Joseph Martin
Geia Martin
538 N. 6th Avenue
Upland, CA 91786

MAIL TAX STATEMENTS TO:
Joseph Martin
Geia Martin
538 N. 6th Avenue
Upland, CA 91786

Karen Johnson Davidson County
Batch# 392859 DEEDQC
04/28/2020 03:42:17 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200428-0044440

SPACE ABOVE FOR RECORDER'S USE

Quit Claim Deed to Trust

NOTICE: THIS CONVEYANCE TRANSFERS AN INTEREST INTO OR OUT OF A LIVING TRUST. IT IS NOT PURSUANT TO A SALE. IT DOES NOT SUBJECT THE PROPERTY TO REASSESSMENT AND IS EXEMPT FROM ALL TAXES.

THE UNDERSIGNED GRANTOR DECLARES DOCUMENTARY TRANSFER TAX is $ NONE

FOR NO CONSIDERATION, and in order to only change formal title,

GRANTOR, **JOSEPH L. MARTIN** and **GEIA L. MARTIN**, husband and wife, whose address is 538 N. 6th Avenue, Upland, CA 91786,

having a tenancy interest in the property described herein below, hereby grant all of our rights, titles, and interests in said real property to

GRANTEE, **JOSEPH L. MARTIN** and **GEIA L. MARTIN** Trustee of **THE MARTIN FAMILY TRUST**, dated March 22, 2020, whose address is 538 N. 6th Avenue, Upland, CA 91786

all that real property situated in the County of Davidson, State of TN, described as follows:

LOT NO. 258 OF PEPPERTREE FOREST SUBDIVISION, SECTION 15, AS OF RECORD IN PLAT BOOK 7900, PAGE 574, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH L. MARTIN AND WIFE, GEIA L. MARTIN, BY WARRANTY DEED FROM JOSIF KONDAN AND WIFE, ELLEN M. KONDAN, OF RECORD ON APRIL 16, 2008, DOCUMENT NUMBER 20080416-003841, IN SAID REGISTER'S OFFICE.

Parcel Number: 17602003600

Location: 5025 Trailwater Drive, Antioch, TN

together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof.

4/2/2020
Dated

Joseph L Martin by Geia L Martin his attorney in fact
JOSEPH L. MARTIN

4/2/2020
Dated

Geia L. Martin
GEIA L. MARTIN

Document prepared by: JOSEPH and GEIA L. MARTIN, 538 N. 6th Avenue, Upland, CA 91786

NOTARY ACKNOWLEDGMENT FOR THIS DEED IS ON THE FOLLOWING PAGE

THE FOLLOWING NOTARY ACKNOWLEDGMENT IS FOR A TRUST TRANSFER DEED

CERTIFICATE OF ACKNOWLEDGMENT OF A NOTARY PUBLIC

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 CALIFORNIA)
)
County of San Bernardino)

On 4-2-2020 (Date), before me, Lori Leigh Luna (Here Insert Name), a notary public personally appeared **JOSEPH L. MARTIN** ~~and~~ **GEIA L. MARTIN**, 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.

WITNESS my hand and official seal.

Signature _____ (Seal)
Signature of Notary Public

LORI LEIGH LUNA
COMM. # 2236058
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
COMM. EXPIRES APRIL 25, 2022

DURABLE POWER OF ATTORNEY
AND NOMINATION OF CONSERVATOR

TO PERSON EXECUTING THIS DOCUMENT:

THIS IS AN IMPORTANT LEGAL DOCUMENT. IT CREATES A DURABLE POWER OF ATTORNEY. BEFORE EXECUTING THIS DOCUMENT, YOU SHOULD KNOW THESE IMPORTANT FACTS:

A. **THIS DOCUMENT MAY PROVIDE THE PERSON YOU DESIGNATE AS YOUR ATTORNEY-IN-FACT WITH BROAD POWERS TO DISPOSE, SELL, CONVEY, AND ENCUMBER YOUR REAL AND PERSONAL PROPERTY.**

B. **THESE POWERS WILL EXIST FOR AN INDEFINITE PERIOD OF TIME. THESE POWERS WILL CONTINUE TO EXIST NOTWITHSTANDING YOUR SUBSEQUENT DISABILITY OR INCAPACITY.**

C. **YOU HAVE THE RIGHT TO REVOKE OR TERMINATE THIS DURABLE POWER OF ATTORNEY AT ANY TIME.**

KNOW ALL BY THESE PRESENTS:

1. DESIGNATION OF AGENT. I, **Joseph Louis Martin**, residing at 538 North 6th Avenue, Upland, California 91786, do hereby appoint my wife, GEIA LYNN MARTIN, as my Representative in fact to act for me and in my name as authorized in this document. If my first designee is unable or unwilling to serve, I nominate Adrian Joseph Martin, to act jointly as my first alternate Representative.

2. CREATION OF DURABLE POWER OF ATTORNEY. By this document, I intend to create a general power of attorney under the laws of the State of California. Subject to the limitations in this document, this power of attorney is a durable power of attorney and shall not be affected by my subsequent incapacity.

3. STATEMENT OF AUTHORITY GRANTED. Subject to any limitations in this document, I hereby grant to my Representative full power and authority to act for me and in my name in any way which I myself could act, if I were personally present and able to act, with respect to the following matters as each of them is defined and construed by the laws of the State of California:

i. Real estate transactions;
ii. Tangible personal property transactions;
iii. Bond, share, and commodity transactions;
iv. Financial institution transactions;
v. Business operating transactions;

vi. Insurance transactions;
vii. Retirement plan transactions;
viii. Estate transactions;
ix. Claims and litigation;
x. Tax Matters;
xi. Personal relationships and affairs;
xii. Benefits from military service;
xiii. Records, reports, and statements.
xiv. Full and unqualified authority to my agent to delegate any or all of the foregoing powers to any person or persons whom my agent shall select; and
xv. All other matters.

4. DURATION. This power of attorney shall exist for an indefinite period of time.

5. NOMINATION OF CONSERVATOR OF ESTATE. If a conservator of the estate is to be appointed for me, I nominate **GEIA LYNN MARTIN**, to serve as my conservator. If she is unable or unwilling to serve, I nominate Adrian Joseph Martin, to act jointly as my first alternate Representative.

DATE AND SIGNATURE OF PRINCIPAL:

I sign my name to this Power of Attorney at the City of Los Angeles, State of California.

_____ Date: 8-8-14
JOSEPH LOUIS MARTIN

Certificate of Notary Public
State of California
County of San Bernardino }

On 8/8/2014 before me, Marissa A. Falcon (notary public) personally appeared **JOSEPH LOUIS MARTIN**, 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.

WITNESS my hand and official seal.

Signature _____ (Seal)

MARISSA A. FALCON
Commission # 2055877
Notary Public - California
San Bernardino County
My Comm. Expires Jan 25, 2018

STATEMENT OF WITNESSES

I declare under penalty of perjury under the law of the State of California that the person who signed or acknowledged this document is personally known to me (or proved to me on the basis of convincing evidence) to be the principal, that the principal signed or acknowledged this power of attorney in my presence, and that the principal appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS #1

Date: 8/8/14

Signature

Sarah Kraemer

Printed Name

8865 Foothill Blvd. Rancho Cucamonga CA 91730

Address

WITNESS #2

Date: 8-8-14

Signature

Robert Lake

Printed Name

8865 Foothill Blvd, Rancho Cucamonga, CA. 91730

Address