

OFFICIAL RECORD

Requested By:

LAW OFFICE OF KAREN L.

WINTERS

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0507 PG- 2817 RPTT: # 10



APN: 1320-29-212-033

After Recording, Mail to:

✓ John W. & Alfonsine L. Flannery
1693 Lantana Dr.
Minden, NV 89423

Mail Tax Statements to:

Same as above

TRANSFER ON DEATH DEED

By this instrument, JOHN W. FLANNERY and ALFONSINE L. FLANNERY, husband and wife, Grantors, transfers upon the deaths of both of them to JOHN MICHAEL FLANNERY, a married man as his sole and separate property, ANN MARIE SWANSON, a married woman as her sole and separate property, and JAMES PATRICK FLANNERY, a married man as his sole and separate property, each as to an undivided one-third interest, all as tenants-in-common, as Grantee Beneficiaries, the following described real property in the County of Douglas, State of Nevada:

Lot 107, in Block B, as set forth on the map of WINHAVEN UNIT NO. 1, a Planned Unit Development filed for record in the Office of the County Recorder of Douglass County, State of Nevada, on January 13, 1989, as Document No. 194373.

Per NRS 111.312, this legal description was previously recorded at Document No. 287563, Book 992, Page 642, on September 3, 1992.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantee.

This transfer on death deed is revocable. It does not transfer any ownership until the Deaths of both Grantors herein. It revokes all prior beneficiary designations by said Grantors for this interest.

IN WITNESS WHEREOF, the Grantors execute this conveyance on the 8th day of May, 2007.


JOHN W. FLANNERY


ALFONSINE L. FLANNERY

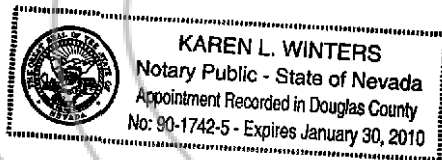
ACKNOWLEDGMENT


STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On May 8, 2007, before me, Karen L. Winters, Notary Public, personally appeared JOHN W. FLANNERY and ALFONSINE L. FLANNERY, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Seal




NOTARY PUBLIC