

RPTT:
APN: 122004512005

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05/21/2007 04:40 PM Deputy: CF

OFFICIAL RECORD
Requested By:
ANN P MCGUINNESS

MAIL RECORDED DOCUMENT TO:
Ann P. McGuinness
1361 Mountain Court P.O. Box 295
Gardnerville, NV 89410

Douglas County - NV
Werner Christen - Recorder

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BK-0507 PG-7240 RPTT: # 10

MAIL TAX STATEMENT TO:
Ann P. McGuinness
1361 Mountain Court
Gardnerville, NV 89410



DEED UPON DEATH

For valuable consideration, receipt of which is hereby acknowledged, ANN P. MCGUINNESS does hereby Grant, Sell, Bargain and Convey to ANN P. MCGUINNESS, a single woman, and then upon her death, to CAROL MUIR, a single woman, JAMES MCGUINNESS, a single man, and NIALL MCGUINNESS, a single man, as joint tenants with right of survivorship, all right, title and interest in the real property commonly known as 1361 Mountain Court, City of Gardnerville, County of Douglas, State of Nevada, and more particularly described as:

Lot 22, as shown on the official "Final Map of Carson Valley Estates Subdivision Unit No. 2", filed for record in the office of the County Recorder of Douglas County, Nevada, on December 23, 1970, as File No. 60685.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

THIS DEED IS REVOCABLE AND DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR(S). THIS DEED REVOKES ALL PRIOR DEEDS UPON DEATH BY THE GRANTOR(S) WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO NRS 111.109(1), REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR(S) IN THE SAME REAL PROPERTY.

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER

Dated this 30 day of April, 2007


Ann P. McGuinness

