

OFFICIAL RECORD

Requested By:
PETER J SMITH

APN 1318/03/111/053

Tax Statements Continue to :

✓ Barbara Nelson
P.O. Box 702
Zephyr Cove, NV 89448

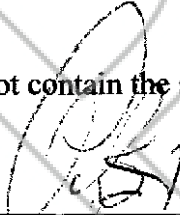
RPTT Exempt
NRS 375.090 (10)

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 4 Fee: 17.00
BK-1008 PG- 985 RPTT: # 10



DEED EFFECTIVE UPON DEATH

I affirm that the attached document does not contain the social security number of any person.


Peter J. Smith, Esq.

Recording requested by and
Please return originals to:

✓ PETER J. SMITH, Esq.
300 West 2nd St.
Carson City, NV 89703

APN# 1318 03 111 053
RPTT Exempt

GRANT, BARGAIN AND SALE DEED

EFFECTIVE UPON DEATH, NRS 111.109

THIS INDENTURE, made October 2, 2008, by and between **BARBARA ANN NELSON** as Grantor and **BROOK ANN RAMOS and MEGAN RAE BRIESE** as joint tenants with right of survivorship, as Grantees;

W I T N E S S E T H:

THAT THE GRANTOR, in consideration of familial affection and the sum of Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration, to the Grantor in hand paid by the Grantees, the receipt of which is hereby acknowledged, does by these presents grant, bargain and sell to the Grantees as their joint tenancy property, any interest that she may have, including specifically all of her interest in property situated in DOUGLAS COUNTY, State of Nevada, more specifically described as shown on the attached description.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

TO HAVE AND TO HOLD all singular the premises, together with the appurtenances, unto the said Grantees and to their heirs, successors and assigns forever;

THIS CONVEYANCE to be effective only upon the death of the Grantor as provided for by the provisions of NRS 111.109 and this conveyance shall become void if the Grantor conveys the same property to another person during her lifetime.



SPENDTHRIFT CLAUSE: The grant and conveyance created under this instrument shall be treated as a Spendthrift Trust within the meaning of Nevada Revised Statutes, Chapter 166. Except with respect to the beneficial interests of the Grantor in the property described herein, no interest in the property described herein shall be subject to voluntary or involuntary anticipation by the Grantee. No interest of the Grantee hereunder may be assigned, encumbered, pledged, or subjected to the claims of or legal process by a Grantees' creditors. All transfers in violation hereof are void.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year shown by the notarization of her signature below.

Barbara Ann Nelson
BARBARA ANN NELSON

A C K N O W L E D G E M E N T

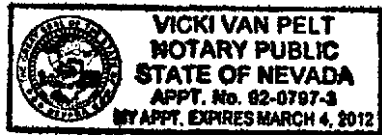
STATE OF NEVADA)
 s/s
CARSON CITY)

On the 2nd day of October, 2008, personally appeared before me, a Notary Public in and for said County and State, BARBARA ANN NELSON, and proved to me to be the person whose name is subscribed to the above instrument and who acknowledged that she executed the instrument.

WITNESS my hand and official seal.

Vicki Van Pelt

NOTARY PUBLIC



DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Lot 120, as shown on the map of SKYLAND SUBDIVISION NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 22, 1959, as Document No. 14668.

EXCEPTING THEREFROM all that portion of Lot 120 Skyland Subdivision No. 2, recorded July 22, 1959, File No. 14668, more particularly described as follows:

Beginning at the Northeast corner of Lot 120, thence along the Easterly line of said Lot 120 South 08°28'32" West 2.50 feet; thence North 88°04'23" West 46.07 feet to a point on the North line of Lot 120, thence along said North line North 88°51'35" East 46.42 feet to the Point of Beginning.

PARCEL 2:

All that portion of Lot 121, Skyland Subdivision No. 2, recorded July 22, 1959, File No. 14668, more particularly described as follows:

Beginning at the Southwest corner of Lot 121, thence Northwesterly along the Westerly line of said Lot 121 along a curve concave to the West with a radius of 125 feet; thence South 88°04'23" East 46.69 feet to a point on the South line of said Lot 121; thence along said South line South 88°51'35" West 46.71 feet to the Point of Beginning.

PARCEL 3:

TOGETHER WITH a non-exclusive right-of-way for access to the waters of Lake Tahoe and for beach and recreational purposes as set forth in Deed recorded February 5, 1960, in Book 1, Page 268, File No. 15573, Official Records.

APN 05-033-12

Description taken from Document 302706, Book 393 Page 4651
Recorded March 24, 1993

