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DOC # 0769605  
08/31/2010 03:37 PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
LEROY CLEMENT

Assessor's Parcel Number 1419-12-510-009

Recording Requested By: (After recording return to)

✓ Name: LeRoy Clement

Address: 3599 Arcadia Drive

City / State / Zip: Carson City, NV 89705

Real Property Transfer Tax: Ø #10

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 2 Fee: 15.00  
BK-0810 PG- 7302 RPTT: # 10



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**TRANSFER ON DEATH DEED**

I, LeRoy F. Clement, (Owner / Grantor) hereby convey to (Grantees) Sheila M. Clement, (Wife) and Jenny Warner, (Step Daughter) as Joint Tenants with right of survivorship, effective on my death, the following described real property:

Property address: 3599 Arcadia Drive, Carson City, NV 89705

Legal Description: A portion of the NE¼ NE¼ of Sec. 12, T 14 N, R 19 E, M.D.B. & M.  
Described as follows:

That portion of revised parcel "C" as shown on that certain parcel map filed May 25, 1977, in book 577 of Official Records at page 1319 as Document No. 09473, particularly described as follows:

Beginning at the Northwest corner of said Parcel "C", at a point in the Northerly terminus of the centerline of a 50.00 foot roadway (Arcadia Way) as shown on said map; thence North 89° 38' 00" East along the North line of said Parcel "C" a distance of 327.23 feet to the Northeast corner thereof; thence South 00° 08' 37" West along the East line thereof a distance of 203.03 feet to a point; thence South 89° 38' 00" West a distance of 328.55 feet more or less to a point in the centerline of said Arcadia Way; thence North 00° 30' 57" East along said centerline a distance of 203.03 feet more or less to the point of beginning.

Subject to an easement for utility purposes 5.0 feet in width over, across, under and through the South 5.0 feet of said parcel.

Said land further shown as Parcel C-1 on Parcel Map for Lenard A. Bright & Darlene M. Bright filed for record November 8, 1979 in Book 1179, Page 536, as Doc No. 38592., Official Records, Douglas County, Nevada

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO SUBSECTION 1 OF NRS 111.109 REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE GRANTOR'S ENTIRE INTEREST IN THE SAME REAL PROPERTY LeRoy F. Clement (Signature of Grantor) LeRoy F. Clement

State of Nevada

County of Carson

This instrument was acknowledged before me on 8/31/2010. (Date)

by LeRoy Clement (Name of person)

Kathleen Chamberlain

(Signature of notarial officer)



(Seal, if any)

(Title and rank (optional))

Feb. 1, 2011

My commission expires