

OFFICIAL RECORD

Requested By:  
SAWAMURA NISHIMI & CHU

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 2 Fee: 15.00  
BK-1010 PG- 6530 RPTT: # 10



Recording requested by and when recorded, return to:

VERNE F. MOSER & JOYCE K. McKENZIE-MOSER  
c/o MICHAEL A. SAWAMURA, Attorney at Law  
901 H Street, Suite 210  
Sacramento, California 95814-1808

Mail tax statements to:

VERNE F. MOSER & JOYCE K. McKENZIE-MOSER,  
P.O. Box 325  
Volcano, California 95689

APN 1320-32-713-005

DEED

We, **VERNE F. MOSER** and **JOYCE K. McKENZIE-MOSER**, Husband and Wife, as community property with right of survivorship, hereby convey to **JANA MARIE MOSER** effective only on both of our deaths, the following described real property in the County of Douglas, State of Nevada, commonly known as **1179 Cottonwood Street, #15, Gardnerville, NV 89410**, and legally described as follows:

*Lot 5, as set forth on the Amended Plat of COTTONWOOD VILLAGE SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, Nevada, On May 2, 1994, in Book 594, Page 0005, as Document No. 336504, Official Records.*

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTORS. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTORS WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO SUBSECTION I OF NRS 111.109 REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE GRANTOR'S ENTIRE INTEREST IN THE SAME REAL PROPERTY.

The undersigned quitclaimors declare:

**DOCUMENTARY TRANSFER TAX:** \$0.00

**EXEMPTION (R&T CODE):** **NRS 375.090(#10).**

**EXPLANATION:** **Deeds Upon Death are exempt from real property transfer tax under NRS 375.090 (#10).**

Dated: **October 25, 2010**

VERNE F. MOSER

Dated: **October 25, 2010**

JOYCE K. McKENZIE-MOSER

State of California )  
County of Sacramento ) ss

On **October 25, 2010**, before me, **PHYLLIS M. MACOMBER**, Notary Public, personally appeared **VERNE F. MOSER** and **JOYCE K. MCKENZIE-MOSER**, who proved to me on the basis of satisfactory evidence to be the persons whose name are subscribed to the within instrument and acknowledgment 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.

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.

[Seal]

Signature *Phyllis M. Macomber*

