

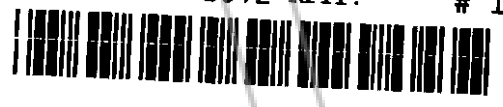
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DOC # 0780452  
03/23/2011 02:50 PM Deputy: KE  
OFFICIAL RECORD  
Requested By:  
ROWE & HALES

APN: 1022-09-001-006  
RECORDING REQUESTED BY AND  
MAIL TO:

Thomas J. Cook and  
Rosella M. Cook  
1525 Hussman  
Gardnerville, NV 89410

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-0311 PG- 5072 RPTT: # 10



Pursuant to NRS 239B.030(4), I affirm that  
the instrument contained below (or attached hereto)  
does not contain the social security number  
of any person.

**BENEFICIAL DEED**  
**NRS 11.109**

THIS INDENTURE made the 22<sup>nd</sup> day of March, Two Thousand  
Eleven (2011), for good and valuable consideration, the receipt of  
which is hereby acknowledged, Grantors, THOMAS J. COOK and ROSELLA  
M. COOK ("GRANTORS"), holding their interests in the herein  
described property as joint tenants with the right of survivorship,  
hereby grant, bargain and sell the beneficial interest in the  
herein described property to TAMMY ANN DUHS, as her sole and  
separate property (hereinafter GRANTEE). This transfer is  
effective only on the death of the last surviving, or second to  
die, of the Grantors.

The property which is the subject of this beneficial deed is  
located in the State of Nevada, County of Douglas, Assessor's  
Parcel No. 1022-09-001-006, commonly known as 1246 Sandstone Drive,  
Wellington, Nevada. Such conveyance to Grantees is more  
particularly described, previously recorded as Document No. 756871  
in Book 0110 at Page 1328 on 8 January 2010, as follows:

Lot 26 as shown on the map of Topaz Ranch Estates No. 3, filed in the office of the County Recorder of Douglas County, Nevada, on March 21, 1969, as Document No. 44091.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

GRANTEE shall take title to the property only on the date of death of the last surviving of GRANTORS.

**THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DATE OF THE DEATH OF THE LAST SURVIVING GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTORS WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO SUBSECTION 1 OF NRS 111.109 REGARDLESS OF WHETHER THE PRIOR DEEDS FAIL TO CONVEY THE GRANTORS' ENTIRE INTEREST IN THE SAME REAL PROPERTY.**

Witness our hands this 22<sup>nd</sup> day of March, 2011.

GRANTORS

Thomas J. Cook  
THOMAS J. COOK

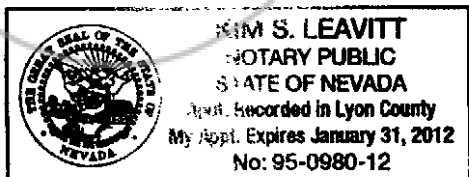
Rosella M. Cook  
ROSELLA M. COOK

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

STATE OF NEVADA )  
) SS.  
COUNTY OF DOUGLAS )

On March 22, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared THOMAS J. COOK and ROSELLA M. COOK known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.



Kim S. Leavitt  
NOTARY PUBLIC