

OFFICIAL RECORD
Requested By:
RACHELLE J NICOLLE

APN: 1320-32-801-020

RECORDING REQUESTED BY and
AFTER RECORDING MAIL THIS DOCUMENT TO:

Rachelle J. Nicolle Ltd.
Attorney at Law
1662 Highway 395, Suite 214
Minden, NV 89423

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-0411 PG- 2041 RPTT: # 10



MAIL TAX STATEMENTS TO GRANTOR:

Carolee M. Freeman
1461 Hussman, Apt. D
Gardnerville, NV 89410

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

DEED UPON DEATH

I, CAROL M. FREEMAN, also known as CAROLEE M. FREEMAN, hereby convey in equal shares to my children:

1. LINDA STOUTE, a married woman, as her sole and separate property,
2. RANDY FREEMAN, a married man as his sole and separate property,
3. LARRY FREEMAN, a married man as his sole and separate property,
4. JERRY FREEMAN, a married man as his sole and separate property, and
5. VICKI SHAVER, a single woman,

effective on my death, the following described real property situated in the County of Douglas, State of Nevada:

ALL. THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

Parcel 4, as set forth on Parcel Map filed for record November 2, 1977, as Document No. 14671, being a re-division of Parcel No. 3 of a Parcel Map filed for record March 21, 1977, as Document No. 07707, and being a portion of the Southeast 1/4 of the Section 32, Township 13 North, Range 20 East, M. D. B. & M.

TOGETHER WITH a non-exclusive easement 10 feet wide for the use of a sewer line and the maintenance and the ingress and egress thereto and more specifically described as follows:

A strip of land 10 feet wide and lying 5 feet on each side of a line parallel and 9 feet Northeasterly of the Southwesterly boundary of Parcel 3. And an easement across Parcel 2 of the aforesaid Parcel Map described as follows:

BEGINNING at the Southerly corner of Parcel 2, Book 1177 of Parcel Map at Page 218; thence North 34°32'16" East along the Southeasterly boundary of said Parcel 2, 9 feet to the TRUE POINT OF BEGINNING; thence a strip 10 feet wide and 5 feet on each side of a line parallel to the Southwesterly boundary of Parcel 2 to the point where the line intersects the radial line on the curve at the Southwesterly corner of Parcel 2; thence Southwesterly to the intersection of the Southwesterly boundary of Lot 2 with the center line of the easement benefitting Parcel 1 and described as follows:

BEGINNING at the Northerly corner of Parcel 2, Book 1177 Parcel Maps at Page 218; thence along the Northerly line of Parcel 2 South 64°22'51" East, 14 feet to the TRUE POINT OF BEGINNING of the described easement; thence a strip of land lying 5 feet on each side of a line running parallel to the Westerly side of the aforesaid Parcel 2 to the point where said line intersects the radial line of the curve at the most Westerly corner of said Parcel 2; thence continuing on the said bearing as the last course to the intersection of the aforesaid boundary of Parcel 2, the said lines of the easement being extended or shortened as required to extend to the Southwesterly and Northeasterly boundary of Parcel 2.

TOGETHER WITH a non-exclusive easement 10 feet wide for the use of a water line. Said easement being for the maintenance, ingress and egress thereto and is more specifically described as follows:

A strip of land 10 feet wide and lying 5 feet on each side of a line parallel and 20 feet Northerly of the Southwesterly boundary of Parcel 3 of said Parcel Map.

ALSO SUBJECT TO THE OTHER UTILITY EASEMENTS SHOWN ON BOOK 1177 OF PARCEL MAPS AT PAGE 218.

OLD ASSESSOR'S PARCEL NO. 25-473-05

NEW ASSESSOR'S PARCEL NO. 1320-32-801-020 (As of January, 2011)

Per NRS 111.312, this legal description was previously recorded at Document No. 265836, Book No.1191, Page # 4120, in the Official Records of Douglas County, Nevada.

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

Dated: February 14, 2011.

Carol M. Freeman
CAROL M. FREEMAN, also known as
CAROLEE M. FREEMAN

Acknowledgment

State of Nevada)
County of Douglas)

This instrument was acknowledged before me on February 14, 2011, by CAROL M. FREEMAN, also known as CAROLEE M. FREEMAN.

Susan C. Happe
Notary Public

