

DOC # 0790111  
09/26/2011 04:26 PM Deputy: SG

OFFICIAL RECORD

Requested By:  
JONATHAN D NIELSEN

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 16.00  
BK-0911 PG- 4674 RPIT: # 10



Assessor's Parcel Number: 1220-03-210-024

Recording Requested By:

✓ Name: RUTH A. NIELSEN

Address: 1419 HONEYLOCUST AVE

City/State/Zip GARDNERVILLE, NV 89410

Real Property Transfer Tax: 0 #10

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DEED UPON DEATH

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

*This cover page must be typed or legibly hand printed.*

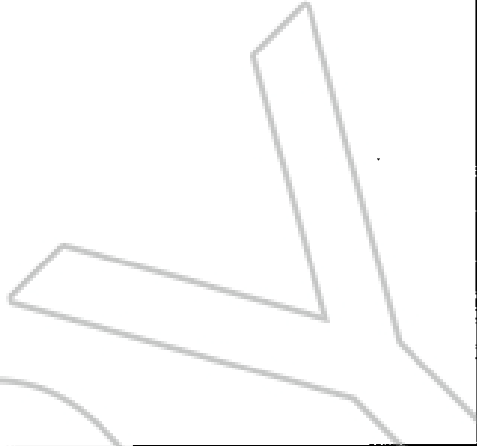
**APN: 1220-03-210-024**

**RECORDING REQUESTED BY:**

Ruth Nielsen  
1419 Honeylocust Ave  
Gardnerville, NV 89410

AFTER RECORDATION, RETURN BY MAIL TO

Ruth Nielsen  
1419 Honeylocust Ave  
Gardnerville, NV 89410



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**DEED UPON DEATH**

THIS INDENTURE WITNESSETH: That RUTH A. NIELSEN, an unmarried woman, does hereby convey to JONATHAN D. NIELSEN, NIELS C. NIELSEN and JASON D. NIELSEN, as joint tenants with right of survivorship, effective upon the death of the Grantor, the following described real property in the County of Douglas, State of Nevada:

BEING A PORTION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 20 EAST FURTHER DESCRIBED AS FOLLOWS:

LOT 54, BLOCK J, AS SET FORTH ON FINAL SUBDIVISION MAP LDA 01-047, PLANNED UNIT DEVELOPMENT FOR ARBOR GARDENS, PHASE 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON OCTOBER 18, 2002, BOOK 1002, PAGE 8115, AS DOCUMENT NO. 555262; AND BY CERTIFICATE OF AMENDMENT RECORDED FEBRUARY 20, 2003, IN BOOK 0203, AT PAGE 7818, AS DOCUMENT NO. 567590 AND RECORDED SEPTEMBER 28, 2004, IN BOOK 0904, PAGE 11209 AS INSTRUMENT NO. 0625221.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

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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.

*Ruth A. Nielsen*  
\_\_\_\_\_

Ruth A. Nielsen

State of Nevada )  
 ) ss.  
County of Douglas )

This instrument was acknowledged before me on the 26 day of September,  
2011, by Ruth A. Nielsen.

*Rishele Thompson*  
\_\_\_\_\_  
Notary Public

 **RISHELE L. THOMPSON**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 99-54931-5 - Expires April 10, 2015