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DOC # 0792887  
11/18/2011 01:41 PM Deputy: SD  
OFFICIAL RECORD  
Requested By:  
LARRY DUPUIS

Assessor's Parcel Number: 1022-13-001-007

Recording Requested By:

Name: LARRY DUPUIS

Address: 4313 KYLE DR.

City/State/Zip WELLINGTON NV,

Real Property Transfer Tax:

89444

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Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 3 Fee: 16.00  
BK-1111 PG-4217 RPTT: # 10




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.*

<p><b>APN: 1022-13-001-007</b></p> <p><b>RECORDING REQUESTED BY:</b></p>   <p><u>AFTER RECORDATION, RETURN BY MAIL TO:</u></p>	
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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**DEED UPON DEATH**

THIS INDENTURE WITNESSETH: That LARRY M. DUPUIS and JOSEPHINE DUPUIS, husband and wife as joint tenants with right of survivorship, do hereby convey to WALTER DUPUIS, an unmarried man, effective upon the death of the survivor of the Grantors, the following described real property in the County of Douglas, State of Nevada:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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

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.

Larry M. Dupuis  
Larry M. Dupuis

Josephine Dupuis  
Josephine Dupuis

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on the 17 day of November, 2011, by Larry M. Dupuis and Josephine Dupuis.

[Signature]  
Notary Public



EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL B

All that certain lot, piece or parcel of land, situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1

Being all that portion of Sections 13 and 14, Township 10 North, Range 22 East, M.D.B. & M., described as follows:

Beginning at the corner common to Sections 11, 12, 13 and 14 T 10 N, R 22 E; thence South 06°35'24" West a distance of 101.97 feet; thence on a curve to the right having a radius of 500 feet through a central angle of 22°50'55" for an arc distance of 75.69 feet; thence South 74°27' East a distance of 1990.82 feet to the True Point of Beginning; thence South 15°33' West along the centerline of a 30 foot access and utility easement 880 feet; thence South 71°27'17" East a distance of 482.66 feet; thence North 15°33' East a distance of 905.22; thence North 74°27' West a distance of 482.00 feet to the True Point of Beginning. Reference is made to Record of Survey filed in the Office of the County Recorder of Douglas County, Nevada on October 10, 1969, under File No. 45991, and the above described parcel shown as Parcel 31.

Parcel 2

Being all that portion of Section 13 and the East half of Section 14, Township 10 North, Range 22 East, M.D.B. & M., described as follows:

Non-exclusive easements for roadway and utility purposes and to provide access to State Route No. 3, for the benefit of and appurtenant to the property conveyed hereinabove and shall insure to the benefit of and be used by all persons who may become owners of said land or any parts or portions thereof said easements being 60 feet in width the centerline of which is described as follows:

Commencing at North quarter corner of said Section 14; thence South 89°51' East along the North line of said Section 14, a distance of 792.53 feet to a point; thence South 13°00' East 104.32 feet to a point on the Southerly right of way line of State Route No. 3, the true point of beginning; thence along said line South 13°00' East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 22°30'00" for an arc distance of 196.35 feet; thence South 35°30' East 2287.85 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 29°15' for an arc distance of 255.25 feet; thence S 64°45' E a distance of 1,559.09 feet; thence a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 49°29'15" for an arc distance of 431.86 feet; thence North 65°45'45" East 1075.22 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 16°40'22" for an arc distance of 145.50 feet; thence North 49°05'23" East a distance of 1161.73 feet to the true point of ending.

Also commencing at North quarter corner of said Section 14; thence South 89°51' East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South 13°00' East 104.32 feet to a point on the Southerly right of way line of State Route No. 3; thence South 13°00' East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 07°04'13" for an arc distance of 61.70 feet to the True Point of Beginning; thence North 76°34' East 1706.97 feet; thence on a curve to the right the tangent of which bears the last described course having a radius of 500 feet through a central angle of 28°59'00" for an arc distance of 129.23 feet; thence South 74°27' East a distance of 3465.80 feet to the true point of ending.

Reference is made to Record of Survey filed in the office of the County Recorder of Douglas County, Nevada, on October 10, 1969 under File No. 45991, and the above described easements shown as Bosler Way and Kyle Drive.

Excepting therefrom any portions of the above described easements lying within the exterior boundaries of Parcel 1.

PER URS 111.312 THIS LEGAL DESCRIPTION WAS PREVIOUSLY RECORDED AS DOCUMENT NO 110611, BOOK NO 1184, PAGE # 2282, ON DATE OF RECORDING