	Assessor's Parcel Number: 1022-09-001-040	OFFICIAL RECORD Requested By: RICHARD PHIPPS
	Recording Requested By:	Douglas County - NV
,	Name: ANNA B. PHIPPS	Karen Ellison - Recorder Page: 1 Of 2 Fee: 15.0 BK-0212 PG- 532 RPTT: # 1
✓	Address: 45 BEACHMONT DRIVE	
	City/State/Zip SAN FRANCISCO CA 9413Z	
	Real Property Transfer Tax:	
	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: 1022-09-001-040

RECORDING REQUESTED BY:

AFTER RECORDATION, RETURN BY MAIL TO

ANNA B. PHIPPS 45 BEACHMONT DRIVE SAN FRANCISCO, CA 94137_

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED UPON DEATH

THIS INDENTURE WITNESSETH: That JACK T. FIGLIA, a single man, does hereby convey to ANNA B. PHIPPS, RICHARD L. PHIPPS, CHARLES T. PHIPPS, and CHRISTOPHER J. PHIPPS, 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:

Lot 128, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 3, filed in the Office of the County Recorder of Douglas County, Nevada, on March 31, 1969, in Book 1 of Maps, Page 221, as Document No. 44091.

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.

STATE OF ___ Californig COUNTY OF Santa Clapa

This instrument was acknowledged before me on the 24th day of January, 2011, by JACK T. FIGLIA.

Notary Public

K. L. DUBAL Commission # 1888885 Notary Public - California Santa Clara County My Comm. Expires May 31, 2014