DOC # 0807533 08/16/2012 11:06 AM Deputy: OFFICIAL RECORD

OFFICIAL RECORI Requested By: ROWE & HALES

APN: 1320-32-115-002

Douglas County - NV Karen Ellison - Recorder

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BK-0812

Of 2 Fee: PG-3829 RPTT: 15.00 # 10

### WHEN RECORDED MAIL TO:

James R. Hales ROWE & HALES P.O. Box 2080 Minden, NV 89423

### MAIL TAX NOTICES TO:

Helen Chappell 1619 Wildrose Drive Minden, NV 89423

# Deed Upon Death

I, Helen Chappell, ("Grantor"), a widow, hereby convey to Stevan Chappell and Denise Groso ("Grantees"), as their sole and separate property, effective on the death of Grantor, the following described real property:

Lot 3, Block A, as shown on the Official Map of WILDROSE NO. 3, UNIT1, recorded in the Office of the County Recorder October 22, 1971, in Book 1 of Maps as Document No. 55071, Douglas County Records, commonly known as 1619 Wildrose Drive, Minden, 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.

Pursuant to NRS 239B.030(4), I affirm that this instrument does not contain the social security number of any person, in that the social security number has been reducted from the Death Certificate.

Per NRS 111.312, this legal description was previously recorded as Instrument No. 0482147 on the 8th day of December, 1999, in Book 1299, Page 1300 of the Official Records of Douglas County, Nevada.

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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 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 GRANTOR'S ENTIRE INTEREST IN THE SAME REAL PROPERTY.

DATED this 15 day of luguet, 2012.

## ACKNOWLEDGEMENT

STATE OF NEVADA

) ) ss.

COUNTY OF DOUGLAS

On the 15 day of nugust, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Helen Chappell known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

NOTARY PUBLIC STATE OF NEVADA County of Douglas GAYLE SARRATEA My Appointment Expires on March 20, 2015