

DOC # 835276  
12/12/2013 09:01AM Deputy: AR  
**OFFICIAL RECORD**  
Requested By:  
First Centennial - Reno  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-1213 PG-1799 RPTT: EX#010

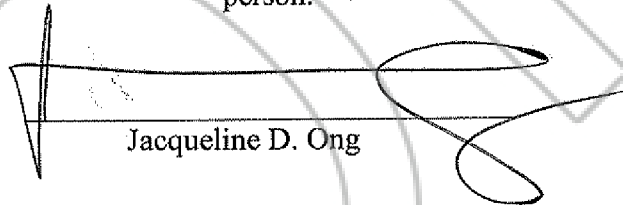


APN# 1420-08-210-017

Mail tax statements and  
Please return original to:  
Jacqueline D.Ong  
990 Sunburst  
Carson City, NV 89705

GRANT BARGAIN and SALE DEED  
Effective Upon Death

I affirm that the attached document does not contain the social security number of any person.

  
Jacqueline D. Ong

Recording requested by:  
Jacqueline D. Ong  
990 Sunburst  
Carson City, NV 89705



APN#1420-08-210-017

GRANT BARGAIN AND SALE DEED  
EFFECTIVE UPON DEATH, NRS 111.109

THIS INDENTURE, made December 9, 2013, by and between Jacqueline D. Ong, a single woman as Grantor and Miguel R. Castro Jr., an unmarried man and Nichols Ong, an unmarried man as Grantees;

WITNESSETH:

THAT THE GRANTOR, in consideration of familial affection and the sum of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration, to the Grantors in hand paid by the Grantees, the receipt of which is hereby acknowledged, do by these presents grant, bargain and sell to the Grantee as his sole and separate property, any interest that they may have, including specifically all of their interest in property situated in Douglas County, state of Nevada, more specifically described as follows:

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 and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

TO HAVE AND TO HOLD all and singular, the premise, together with the appurtenances, unto the said Grantees and to their heirs, successors and assigns forever;

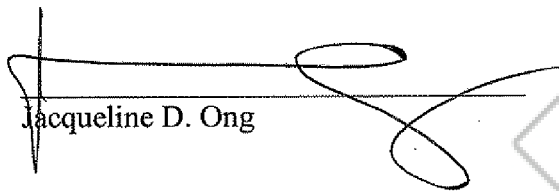
THIS CONVEYANCE to be effective only upon the death of the Grantor as provided for by the provisions of NRS 111.109 and this conveyance shall become void if the Grantor conveys the same property to another person during his lifetime.

SPEND THRIFT CLAUSE: The grant and conveyance created under this instrument shall be treated as a Spendthrift Trust within the meaning of Nevada Revised Statutes, Chapter 166. Except with respect to the beneficial interests of the Grantor in the property described herein, no interest in the property described herein shall be subject to voluntary




or involuntary anticipation by the Grantee. No interest of the Grantee hereunder may be assigned, encumbered, pledged, or subjected to the claims of or legal process by a Grantee's creditors. All transfers in violation hereof are void.


IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year shown by the notarization of his/her signature below.

  
Jacqueline D. Ong

State of NEVADA            )  
  ) ss  
County of CARSON CITY )

Subscribed and sworn to me this 11 day of Dec, 2013  
By Jacqueline D. Ong.

  
Notary Public

 **ELVINA SANCHES**  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No: 12-7806-3 - Expires May 14, 2016



**EXHIBIT "A"**  
**Legal Description**

Lot 31, Block D, of the Final Map of SUNRIDGE HEIGHTS, PHASE 3, a Planned Unit Development, according to the Map thereof, filed in the Office of the Recorder of Douglas County, State of Nevada, on June 1, 1994, in Book 694, page 1, as Document No. 338607.

APN: 1420-08-210-017

Order Number: 00193678

