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Assessor's Parcel Number: 1420-34-101-004

Recording Requested By:
Name: John Dickenson

Address: 1355 Toiyabe Ave

City/State/Zip: Gardnerville, NV 89410

Real Property Transfer Tax: \$

Doc Number: 0843108

05/23/2014 10:21 AM

OFFICIAL RECORDS

Requested By
JOHN DICKENSON

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00

Bk: 0514 Pg: 4507 RPTT # 10



Debut: ar

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: 1420-34-101-004

RECORDING REQUESTED BY:

John Dickenson
1355 Toiyabe Ave.
Gardnerville, NV 89410

AFTER RECORDATION, RETURN BY MAIL TO:

John Dickenson
1355 Toiyabe Ave.
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED UPON DEATH

THIS INDENTURE WITNESSETH: That on this 23 day of May, 2014, JOHN RAYMOND DICKENSON, an unmarried man,, does hereby convey to his son, MORGAN JOHN DICKENSON, a married man as his sole and separate property, effective upon the death of the Grantor, 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.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

John Raymond Dickenson
John Raymond Dickenson

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 23 day of May, 2014, by John Raymond Dickenson.

M.J. Gyll

Notary Public

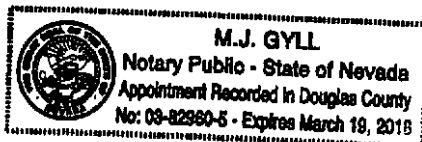


EXHIBIT "A"

A parcel of land located within a portion of the Northwest one-quarter (NW ¼) of Section 34, Township 14 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

A portion of the South ½ of the NW ¼ NW ¼ NW ¼ of Section 34, T. 14 N., R. 20 E., M.D.M., more particularly described as follows:

COMMENCING at the Northwest corner of Section 34, T. 14 N., R. 20 E., M.D.M.; thence along the West line of said Section 34, South 00°10'22" West 330.29 feet to a point on the North line of the South ½ of the NW ¼ NW ¼ NW ¼; thence along said North line the following two courses:

North 89°58'28" East, 40.00 feet to the easterly right-of-way line of Clapham Lane, the POINT OF BEGINNING; North 89°58'28", 271.51 feet; thence leaving said North line, South 00°30'29" West, 33.63 feet; thence South 89°12'52" East, 80.17 feet; thence North 00°30'29" East, 34.77 feet to a point on said North line; thence along said North line, North 89°58'28" East, 242.37 feet to the westerly right-of-way line of Kayne Avenue; thence along said westerly right-of-way line, South 00°08'11" West, 330.29 feet to a point on the South line of the NW ¼ NW ¼ NW ¼; thence along said South line, South 89°58'28" West, 594.26 feet to said easterly right-of-way line of Clapham Lane; thence along said easterly right-of-way line, North 00°10'22" East 330.29 feet to the POINT OF BEGINNING, containing 4.44 acres, more or less.

EXCEPTING THEREFROM that portion of Clapham Lane as set forth in Roadway Dedication from Charles Edwards and Florence Edwards to the County of Douglas recorded April 24, 1961 in the office of the Recorder, Douglas County, Nevada in Book 6, at Page 148, as Document No. 17611 and that portion of Kayne Avenue as set forth in Joint Tenancy Deed between Charles and Florence Edwards and John and Zelda Dickenson recorded January 15, 1971 in the office of the Recorder, Douglas County, Nevada in Book 82, at Page 658, as Document No. 56912.

APN 1420-34-101-004

PER MRS 111.312 THIS LEGAL DESCRIPTION
WAS PREVIOUSLY AS 0617478 BK0604PG14470