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06/09/2014 09:52 AM

OFFICIAL RECORDS

Requested By  
**O. KENT MAHER**

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 2 Fee: \$ 15.00

Bk: 0614 Pg: 1559 RPTT # 10



Deputy: sg

DOUGLAS COUNTY APN: 1220-16-118-008

SEND TAX STATEMENTS TO: NO CHANGE

RECORDING REQUESTED BY AND RETURN TO:

✓ O. Kent Maher, Esq.  
P.O. Box 130  
Winnemucca, Nevada 89446

NAME/ADDRESS OF PREPARER OF LEGAL  
DESCRIPTION-LAST RECORDED INSTRUMENT:

N/A

The undersigned affirm there is no Social Security number contained in this document

### DEED UPON DEATH

THIS INDENTURE, made this 4th day of June, 2014, by and between  
the following parties:

**GRANTOR:** GERTRUDE M. SPRINKEL  
an unmarried woman  
1297 Sorensen Lane  
Gardnerville, Nevada 89460

**GRANTEE (as joint tenants):**

BRIAN DUVALIS  
as separate property  
21141 Prairie View Lane  
Trabuco Canyon, California 92679

and

RICHARD MONETTI  
as separate property  
246 W. Marquita #A  
San Clemente, California 92672

and

ANTIONETTE MONETTI GOLDE  
as separate property  
P.O. Box 432  
Diablo, California 94528

and

ANGELO FALCONE  
as separate property  
38 Woodridge Circle  
Prescott, Arizona 86303

WITNESSETH: Grantor does by these presents grant, bargain, sell, convey and

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kent@winnemuccalaw.com

confirm unto the Grantee, effective upon the death of Grantor, as joint tenants, all that certain real property situate, lying and being in the County of Douglas, State of Nevada, and more particularly described as follows:

Lot 1, Block A as set forth on the map of UPLAND ESTATES SUBDIVISION filed for record in the Office of the County Recorder of Douglas County, Nevada on May 14, 1979, as Document No. 32395.

TOGETHER WITH the improvements, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging, and the reversions, remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises and all interest of Grantor therein, together with the appurtenances, unto the Grantee, effective upon the death of Grantor, as joint tenants, subject to: (i) general and special county taxes and assessments; (ii) covenants, conditions, restrictions, exceptions, easements, rights-of-way, rights and reservations of record; and, (iii) all reservations of record for minerals, oil, gas, petroleum, hydrocarbon substances, coal, sand, gravel, building stone, geothermal resources and other substances.

THIS INSTRUMENT: (i) IS EXECUTED, ACKNOWLEDGED AND RECORDED PURSUANT TO NEVADA REVISED STATUTES (NRS) CHAPTER 111; (ii) IS REVOCABLE; (iii) DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR; AND, (iv) REVOKES ALL PRIOR INSTRUMENTS BY WHICH THE GRANTOR CONVEYED THE SAME REAL PROPERTY PURSUANT TO NRS 111.655 to 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR INSTRUMENTS FAILED TO CONVEY THE GRANTOR'S ENTIRE INTEREST IN THE SAME REAL PROPERTY.

IN WITNESS WHEREOF, Grantor has hereunto caused these presents to be executed as of the day and year first above written.

*Gertrude M. Sprinkel*  
Gertrude M. Sprinkel

STATE OF NEVADA, )  
COUNTY OF HUMBOLDT. ) ss.

This instrument was acknowledged before me on June 4, 2014 by **GERTRUDE M. SPRINKEL.**



*O. Kent Maher* 06-01-2017  
Notary Public Commission expires