



KAREN ELLISON, RECORDER

APN: 1318-23-410-012

**Recording Requested by and
When Recorded Mail to:**

Jeffrey K. Rahbeck, Esq
Post Office Box 435
Zephyr Cove, Nevada 89448

Mail Tax Statements to:

James F. Pozniak
Post Office 6090
Stateline, Nevada 89449

DEED UPON DEATH
(NRS 111.109)

I, JAMES F. POZNIAK, hereby convey to KATHLEEN J. WOLF, effective upon my death, all right, title and interest in the real property in Douglas County, Nevada, and more particularly described as follows:

Lot 36, as shown on the Map of Ponderosa Park Subdivision, filed in the Office of the County Recorder on February 25, 1970, as Document No. 47249, of Official Records of Douglas County, State of Nevada

TOGETHER WITH all improvements, tenements, hereditaments and appurtenances, thereunto belonging or appertaining and any reversions, remainders, rents, issues and or profits thereof.

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 NRS. 111.655 TO 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR IN THE SAME REAL PROPERTY.

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.



JAMES F. POZNIAK

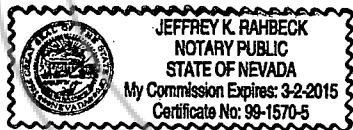
ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On the 4th day of September, 2014, before me, JEFFREY K. RAHBECK, ESQ., a Notary Public, personally appeared JAMES F. POZNIAK, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on this instrument, the person, or the entity upon behalf of which the person acted, executed this instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State above name, the day and year in this certificate first above written.



Jeffrey K. Rahbeck
NOTARY PUBLIC

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1312-23-410-012
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input checked="" type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | <u>Parklot</u> |

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 10
- b. Explain Reason for Exemption: Deed effective upon death

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Attly for Transferee

Signature [Signature] Capacity Attly for Transferee

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>James F. Poznach</u>	Print Name: <u>Kathleen S. Wolf</u>
Address: <u>Box 6060</u>	Address: <u>603 N.E. 4th</u>
City: <u>Stateline</u>	City: <u>Alamo</u>
State: <u>Nv.</u> Zip: <u>89448</u>	State: <u>NV</u> Zip: <u>61231</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Jeff Bachoah Escrow # _____

Address: Box 435

City: Zephyr Cove State: Nv. Zip: 89448