

APN: 1022-11-002-006

Mail Documents and Tax Statements to:



00007900201508567890020029

✓Betty James  
4025 Eagle Mountain Road  
Wellington, NV 89444

KAREN ELLISON, RECORDER E10

DEED UPON DEATH

I, BETTY J. JAMES, hereby convey to ROBERT L. JAMES, JR., effective on my death, all right, title and interest in the real property commonly known as 4025 Eagle Mountain Road, City of Wellington, County of Douglas, State of Nevada, and more particularly described as:

Lot 34, as shown on the Map of Topaz Ranch Estates No. 1, filed in the office of the Recorder of Douglas County, State of Nevada on December 4, 1963, as Document No. 23962. APN: 1022-11-002-006

Together with all improvements, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR(S). THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR(S) 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(S) IN THE SAME REAL PROPERTY.

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

Dated this 9 day of February, 2015.

*Betty J. James*  
BETTY J. JAMES

STATE OF NEVADA )  
) ss.  
COUNTY OF DOUGLAS )

On this 9<sup>th</sup> day of February, 2015, before me, Carrie M. Jackson, a Notary Public, personally appeared Betty J. James personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that she executed it.

\_\_\_\_\_  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1022-11-002-006  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land    b)  Single Fam. Res.  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg    f)  Comm'l/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
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: conveyance of real property by deed which becomes effective upon the death of the grantor pursuant to NRS 111.655 to 111.699, inclusive.

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 parties agree that 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 Betty J. James Capacity Owner  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Betty J. James

Print Name: \_\_\_\_\_  
 Address: 4025 Eagle Mountain Road  
 City: Wellington  
 State: NV Zip: 89444

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Robert L. James, Jr.

Print Name: \_\_\_\_\_  
 Address: 4025 Eagle Mountain Road  
 City: Wellington  
 State: NV Zip: 89444

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)

Print Name: Nancy Rey Jackson, Ltd. Escrow # \_\_\_\_\_  
 Address: 1591 Mono Avenue  
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)