



00012689201508610610030030

KAREN ELLISON, RECORDER

E10

1220-22-210-159

When recorded return to:
Ellis, Cupps & Cole
P. O. Box 276
Cassville, MO 65625

Mail tax statements to:
17164 State Hwy. 39
Aurora, MO 65605

DEED UPON DEATH

I, Lynn C. Stephen, a single person, hereby conveys to Stephen Duros, L.D.P.S., effective on my death, all right, title and interest in the real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 583, as shown on the Map of Gardnerville Ranchos Unit No. 6, filed for record in the Office of the County Recorder of Douglas County, Nevada, on May 29, 1973, in Book 573, Page 1026, as file no. 66512.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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. 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.

Date: April 24th, 2015

Lynn C. Stephen
Lynn C. Stephen

State of Missouri)
) ss.
County of Barry)

On this 24th day of April, 2015, before me, a Notary Public, personally appeared Lynn C. Stephen 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 the same as her free act and deed

Barbara Ray
NOTARY SEAL

BARBARA RAY
Notary Public, Notary Seal
State of Missouri
Barry County
Commission # 14846178
My Commission Expires March 09, 2018

STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument#: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

1. Assessor Parcel Number (s)

- (a) 1220-22-210-159
- (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

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: A conveyance of real property by deed which becomes effective upon the death of the grantor pursuant to NRS 111.109

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 Lynn C. Stephen Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Lynn C. Stephen
Address: 17164 State Hwy. 39
City: Aurora, MO 65605
State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Stephen Duros
Address: 2712 Maxwell Avenue
City: Oakland, CA 94619
State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ellis, Cupps & Cole Escrow # _____
Address: P. O. Box 276
City: Cassville State: MO Zip: 65625