

APN: 1420-33-510-017
Prior APN: 21-100-28

When Recorded, Please Return To:
Heritage Law Group, P.C.
1625 Highway 88, Suite 304
Minden, Nevada 89423



KAREN ELLISON, RECORDER E10

Mail Future Tax Statements To:
Mr. James Spencer
1310 Raeline Ln.
Minden, Nevada 89423

REVOCABLE GRANT DEED UPON DEATH

I, James T. Spencer, a single man, hereby convey to Katherine E. Spencer, her heirs and assigns forever, effective on my death, the following described real property:

All that certain real property situated in Douglas County, Nevada, more precisely described as:

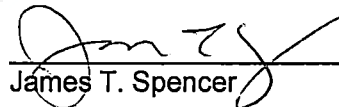
Lot 17, in Block 1, as shown on the Official Map of MOUNTAIN VIEW ESTATES NO. 1, filed for record in the Office of the County Recorder of Douglas County, Nevada, on December 1, 1978, in Book 1278, Page 69, as Document No. 27818.

Pursuant to NRS 111.312, the above legal description previously appeared in Individual Grant Deed No. 282331 recorded on June 30, 1992.

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

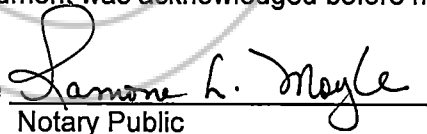
THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO SUBSECTION 1 OR NRS 111.655 to NRS 111.699 REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE GRANTOR'S ENTIRE INTEREST IN THE SAME REAL PROPERTY.

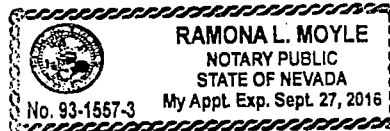
Date: April 28, 2015


James T. Spencer

State of Nevada)
Douglas County)

This instrument was acknowledged before me on April 28, 2015 by James T. Spencer.

Signature 
Notary Public



**State of Nevada
Declaration of Value**

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

1. Assessor Parcel Number(s)
a) 1420-33-510-017
b) _____
c) _____
d) _____

- 2 Type of Property:
- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" 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 type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> 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 111.655 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 therein. 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: *James T. Spencer* Capacity: Grantor-attorney

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: James T. Spencer

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: James T. Spencer

Address: 1310 Raeline Ln.
City, State, ZIP: Minden, NV 89423

Address: 1310 Raeline Ln.
City, State, ZIP: Minden, NV 89423

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Heritage Law Group, P.C. Escrow # _____
Address: 1625 Highway 88, Suite 304
City, State, ZIP: Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)