

APN #: 1220-24-601-045

After recording, please return document
and send tax statements to:

Mary T. Witzig
1973 Mule Lane
Gardnerville, NV 89410



00014157201508623670040046

KAREN ELLISON, RECORDER

E10

DEED UPON DEATH

Pursuant to NRS §§ 111.655-111.699

I, ("Owner")

Mary T. Witzig

hereby convey to ("Beneficiary")

Mark P. Witzig my son and Denise D. Witzig my daughter, as joint tenants with rights of survivorship

effective on my death, all right, title and interest in the real property commonly known as
1973 Mule Lane, City of Gardnerville
County of Douglas, State of Nevada, and more particularly described as:
See Exhibit A attached hereto.

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.

"Grantor" and "Beneficiary" shall be construed with the appropriate gender and quantity required by the sense of this deed.

IN WITNESS WHEREOF, the said parties have signed and sealed these presents this 18 day of May, 2015.

Mary T. Witzig
Signature
Mary T. Witzig
Print name
Grantor
Capacity

Signature

Print name

Capacity

STATE OF NEVADA }

COUNTY OF DOUGLAS }

On this 18 day of May, in the year 2015, before me, Shannon Russell Notary Public, personally appeared Mary Witzig, 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 he or she executed it.

Shannon Russell
Notary Public
Shannon Russell
Print name
My commission expires: 10/01/2016

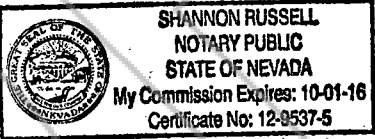


Exhibit A

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24, AS SET FORTH ON THAT CERTAIN PARCEL MAP FOR PHIL SULLIVAN, THAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON THE 16TH DAY OF JUNE, 1980, IN BOOK 680, AT PAGE 1330, AS DOCUMENT NO. 45330 OF OFFICIAL RECORDS;

THENCE NORTH 00 DEGREES 07'45" EAST, 331.00 FEET ALONG THE EAST LINE OF SAID SECTION 24, TO THE SOUTHEAST CORNER OF PARCEL D, AS SET FORTH ON SAID PARCEL MAP;

THENCE WEST 205.60 FEET ALONG THE SOUTH LINE OF SAID PARCEL D TO THE POINT OF BEGINNING;

THENCE CONTINUING WEST 142.36 FEET;

THENCE NORTH 331.00 FEET;

THENCE EAST 142.36 FEET;

THENCE SOUTH, 331.00 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF PARCEL D, AS SHOWN ON THE PARCEL MAP FOR PHIL SULLIVAN, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, ON JUNE 16, 1980, IN BOOK 680, PAGE 1330, AS DOCUMENT NO. 45330. THE AFOREMENTIONED MAP BEING A RESUBDIVISION OF LOT 6, AS SHOWN ON THE MAP OF RUHENSTROTH RANCHOS, RECORDED IN THE OFFICE OF THE RECORDER, DOUGLAS COUNTY, NEVADA, ON APRIL 14, 1954, AS DOCUMENT NO. 27706.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 18, 2002 IN BOOK 1102, PAGE 7235, NO. 558097, OF OFFICIAL RECORDS.

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a. 1220-24-601-045
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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property \$ 230,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Vaule \$ _____
d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section 10
b. Explain Reason for Exemption: Transfer on Death Deed

5. Partial Interest: Percentage being Transferred: 100 %
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 the 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: Mary T. Witzig Capacity: Grantor/Owner
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Mary T. Witzig
Address: 1973 Mule Lane
City: Gardnerville
State: Nevada Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: MARK WITZIG, DENISE WITZIG
Address: 600 OCEAN ST.
City: SANTA CRUZ
State: CA. Zip: 95060

COMPANY REQUESTING RECORDING
Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____