

APN: 1320-32-611-002

DOUGLAS COUNTY, NV 2015-872169  
Rec:\$15.00  
Total:\$15.00 11/03/2015 01:19 PM  
GEORGE KEELE Pgs=3

WHEN RECORDED MAIL TO:  
GEORGE M. KEELE, ESQ.  
1692 County Road, #A  
Minden, NV 89423



KAREN ELLISON, RECORDER E10

Mail tax statements to:  
RICHARD VALLE ERNST  
1516 Wildrose Drive  
Gardnerville, NV 89410

R.P.T.T. #10

**DEED UPON DEATH**

I, RICHARD VALLE ERNST, a widower, hereby convey to DEANA ERNST JONES, a widow, as her sole separate property, EFFECTIVE ON MY DEATH, all right, title, and interest in the real property commonly known as 1516 Wildrose Drive, town of Gardnerville, county of Douglas, state of Nevada, and more particularly described as follows:

LOT 16, as shown on the Official Map of Wildrose Subdivision, Plat No. 1, recorded in the office of the County Recorder, October 28, 1954, in Book 1 of Maps, Document No. 26425, Official Records of Douglas County, State of Nevada.

Pursuant to NRS 111.312, this legal description was previously recorded at Document No. 0729852, Book 0908, Page 2412, on September 11, 2008.

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: 16 Oct 2015

Richard Valle Ernst  
RICHARD VALLE ERNST

STATE OF NEVADA        )  
                                      : ss.  
COUNTY OF WASHOE    )

Subscribed and sworn to on this 16<sup>th</sup> day of October, in the year 2015, before me, Mary E Baldecchi, by RICHARD VALLE ERNST.

On this 16<sup>th</sup> day of October, in the year 2015, before me, Mary E. Baldecchi personally appeared RICHARD VALLE ERNST 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 executed it.

Mary E. Baldecchi  
NOTARY PUBLIC



# STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)  
 (a) 1320-32-611-002  
 (b) \_\_\_\_\_  
 (c) \_\_\_\_\_  
 (d) \_\_\_\_\_

2. Type of Property:
- |                 |                     |
|-----------------|---------------------|
| a) Vacant Land  | b)X 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

Document/Instrument#: \_\_\_\_\_  
 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: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: #10 Daughter  
 b. Explain Reason for Exemption: This is 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 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 Richard Valle Ernst Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
 (REQUIRED)

Print Name: Richard Valle Ernst  
 Address: 1516 Wildrose Drive  
 City: Gardnerville  
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION  
 (REQUIRED)

Print Name: Deana Ernst Jones  
 Address: 1516 Wildrose Drive  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: George M. Keele, Esq. Escrow # \_\_\_\_\_  
 Address: 1692 County Road, Ste. A  
 City: Minden State: NV Zip: 89423