

APN: 1022-18-001-035

After Recording, Mail to:

Dennis and Linda Fleming
3253 Reese Lane
Gardnerville, NV 89410

Mail Tax Statements to:

Same as above



00026432201508733100030037

KAREN ELLISON, RECORDER

E10

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

TRANSFER ON DEATH DEED

By this instrument, DENNIS R. FLEMING and LINDA K. FLEMING, husband and wife, as joint tenants, Grantors, transfer upon both their deaths to MATTHEW BERGEN, a married man as his sole and separate property, as Grantee Beneficiary, the following described real property situated in the County of Douglas, State of Nevada, being Assessor's Parcel Number 1022-18-001-035 specifically described as:

Parcel 1, as shown on that certain Parcel Map for ED ROZNOWSKI, filed for record August 10, 1977, in Book 887, Page 550, Document No. 11821, Official Records of Douglas County, Nevada.

Together with a non-exclusive easement for road and utility purposes on and over all the 60 foot access and utility easements shown on that certain Record of Survey, filed October 10, 1969, Document No. 45990, Official Records of Douglas County, State of Nevada.

Per NRS 111.312, this legal description was previously recorded at Document No. 0654521, Book 0905, Page 2454, on September 8, 2005.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantee.

This transfer on death deed is revocable. It does not transfer any ownership until the Death of Grantors herein. It revokes all prior beneficiary designations by said Grantors for this interest.

IN WITNESS WHEREOF, the Grantors execute this conveyance on the 24th day of November, 2015.

Dennis R. Fleming
DENNIS R. FLEMING

Linda K. Fleming
LINDA K. FLEMING

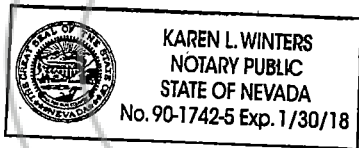
ACKNOWLEDGMENT

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On November 24, 2015, before me, Karen L. Winters, Notary Public, personally appeared DENNIS R. FLEMING and LINDA K. FLEMING, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Seal



Karen L. Winters
NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-18-001-035
- b) _____
- c) _____
- d) _____

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

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: \$ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 1D
- b. Explain Reason for Exemption: This is a transfer of property from Grantors which becomes effective upon their deaths.

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: Dennis Fleming Capacity: Grantor
Signature: Linda Fleming Capacity: Beneficiary Grantee

SELLER (GRANTOR) INFORMATION (Required)

Print Name: Dennis and Linda Fleming
Address: 3253 Reese Lane
City/State/Zip: Gardnerville, NV 89410

BUYER (GRANTEE) INFORMATION (Required)

Print Name: Matt Bergen
Address: 1720 Autumn Way
City/State/Zip: Lodi, CA 95242

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

Print Name: Law Office of Karen L. Winters Esc.# _____
Address: P.O. Box 1987
City: Minden State: NV Zip: 89423