DOUGLAS COUNTY, NV

2016-876989 02/18/2016 03:54 PM

Rec:\$14.00 Total:\$14.00

MEREDITH L. SWANSON

APN: 1320-33-411-012

Recording request by, mail documents

and tax statements to: Swanson 237 Kinsey Way, Genoa, NV 89411 PO Box 435, Genoa, NV 89411

NO social security #s of any person herein.



KAREN ELLISON, RECORDER

## (Beneficiary) DEED UPON DEATH AFFIDAVIT OF GRANTOR

SUBSECTION 1 OF NRS 111.655 through NRS 111.699

I, the undersigned, Meredith L. Swanson, do now make this Deed upon Death, whereas I as Grantor do hereby now convey, give, and bequeath to my Grantee, my son, Garrett James Anderson, who shall inherit 100% of my ownership of said property owned, so effective upon my death, which shall be transferred to my Grantee, the following real property known as 1420 Douglas Ave., #12, Gardnerville, Douglas County, Nevada 89410, legally described as: Lot 12 in Block A as set forth in the certain map of Heritage Square Townhouses, filed for record in the Office of the County Recorder of Douglas County, Nevada, on April 8, 1986, in Book 486 at Page 793, as Doc. No. 133158.

I affirm that my son, Garrett James Anderson, shall receive the said property I own upon my death, that he is my Grantee and Beneficiary to whom said real property shall be fully conveyed upon my death, with all improvements, tenements, hereditaments, appurtenances, easements and water rights, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF 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 GRANTOR IN THE SAME REAL PROPERTY.

Undersigned affirms this document contains NO social security number of any person(s).

Dated February

Meredith L. Swanson, Grantor

State of Nevada

)s.s.

County of Carson

DEBORAH G. SUMNER NOTARY PUBLIC STATE OF NEVADA Commission Expires: 04-02-19 Certificate No: 99-55313-3

Sworn and subscribe Notary Public in and for State of Nevada, Carson County, on February ly appeared Meredith L. Swanson, Grantor identified, who signed act, and deed. this document

NOTARY PUBLIC

DECLARATION OF MALLE	
DECLARATION OF VALUE	
1. Assessor Parcel Number(s)	
a) 1320-33-411-012	^
b)	
c)	\ \
d)	\ \
	\ \
2. Type of Property:	\ \
a) Vacant Land b) Single Fam. Res	. \ \
c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'l	BOOK PAGE
	DATE OF RECORDING:
g) Agricultural h) Mobile Home	NOTES:
i)	
3. Total Value/Sales Price of Property:	\$ 0.00
Deed in Lieu of Foreclosure Only (value of property)	( 0.00
Transfer Tax Value:	\$ 0.00
Real Property Transfer Tax Due:	\$ <u>0.00</u>
4. <u>If Exemption Claimed:</u>	
a. Transfer Tax Exemption per NRS 375.090, Se	ection #10
b. Explain Reason for Exemption: No sale, no	consideration, owner deeds upon her
future death to her own son.	
5. Partial Interest: Percentage being transferred:	%
The undersigned declares and acknowledges, under pe	enalty of perjury, pursuant to NRS 375.060 and NRS
375.110, that the information provided is correct to the	
	tiate the information provided herein. Furthermore, the
	tion, or other determination of additional tax due, may
result in a penalty of 10% of the tax due plus interest a	
result in a penalty of 1070 of the tax due plus interest t	at 170 por monen.
Pursuant to NRS 375.030, the Buyer and Seller shall be joint	tly and severally liable for any additional amount owed.
Signature VM Service	A (Crantor
	- Capacity Grantor
	Capacity Gianton
Signature	
Signature	_ Capacity
Signature SELLER (GRANTOR) INFORMATION	
	_Capacity
SELLER (GRANTOR) INFORMATION (REQUIRED)	Capacity BUYER (GRANTEE) INFORMATION
SELLER (GRANTOR) INFORMATION (REQUIRED)	Capacity BUYER (GRANTEE) INFORMATION (REQUIRED)
SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name: Meredith Swanson	Capacity  BUYER (GRANTEE) INFORMATION (REQUIRED)  Garrett James Anderson  Print Name:
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