



KAREN ELLISON, RECORDER E10

15'  
**WHEN RECORDED MAIL TO:**  
Grantee:  
c/o Jeffrey and Denise Higgins  
226 Mott Court  
Gardnerville, NV 89460

**MAIL TAX STATEMENTS TO:**  
Same as above

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

APN No.: 1219-03-001-029

Space above for Recorder's use only  
R.P.T.T. = \$0

**DEED EFFECTIVE UPON DEATH**

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.

Jeffrey W. Higgins and Denise L. Higgins, GRANTORS hereby convey to Whitney Gene Higgins and Walker Stanley Higgins, in equal shares, BENFICIARY(S), effective on our death, the following real property situated in the County of Douglas, State of Nevada, together with all of the improvements thereon, and more particularly described as shown on Exhibit "A" attached hereto and by reference made a part hereof.

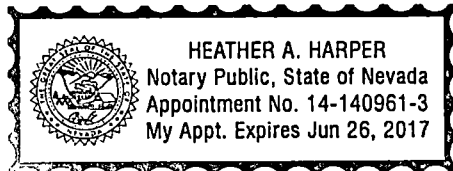
\_\_\_\_\_  
Jeffrey W. Higgins

\_\_\_\_\_  
Denise L. Higgins

STATE OF NEVADA            )  
  )ss.  
COUNTY OF WASHOE        )

On this 26 day of February, 2016, before me, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey W. Higgins and Denise L. Higgins, known to me to be the person(s) described in and who executed the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

\_\_\_\_\_  
NOTARY PUBLIC



**Exhibit "A"**  
**Deed Effective Upon Death**

**Legal Description**

All that certain real property situate in the city of Gardnerville, County of Douglas, State of Nevada, described as follows:

Address: 226 Mott Court, Gardnerville, Nevada 89406

APN: 1219-03-001-029

Parcel C-1, as set forth on that certain Parcel Map of James C. Dykes and Rita Marie Dykes, being a portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 3, Township 12 North, Range 19 East, M.D.B. & M., filed for record December 12, 1983 in Book 1283, Page 1590, Document No. 092533, Official Records of Douglas County, Nevada.

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

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1219.03.001.029
- 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        |  |                 |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
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: \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: # 10
- b. Explain Reason for Exemption: DEED EFFECTIVE ON DEATH

5. Partial Interest: Percentage being transferred: 0 %

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 [Signature] Capacity Attorney for Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Jeffrey & Denise Higgins

Address: 226 Mott Court

City: Gardnerville

State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Jeffrey & Denise Higgins

Address: 226 Mott Court

City: Gardnerville

State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: John C. Smith Escrow # \_\_\_\_\_

Address: 410 California Ave., Ste. 100

City: Reno State: NV Zip: 89509