



KAREN ELLISON, RECORDER E10

WHEN RECORDED MAIL TO:
 Grantees:
 Lawrence & Dianna English
 3618 Green Acres Drive
 Carson City, Nevada 89705

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)

Space above for Recorder's use only

APN No.: 1420-06-410-005 R.P.T.T. = \$

DEED EFFECTIVE UPON DEATH

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTORS. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTORS 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 GRANTORS IN THE SAME REAL PROPERTY.

Lawrence B. English and Dianna L. English, GRANTORS hereby convey to Jenny Erickson and Alyssa English, as joint tenants, with rights of survivorship, GRANTEES and BENEFICIARIES, 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.

Lawrence B. English
 Lawrence B. English

Dianna L. English
 Dianna L. English

STATE OF NEVADA)
)ss.
 COUNTY OF WASHOE)
 Carson

On this 4 day of April, 2016, before me, a Notary Public in and for the County and State aforesaid, personally appeared Lawrence B. English and Dianna L. English, known to me to be the persons 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.

Bridget M. Paynter
 NOTARY PUBLIC

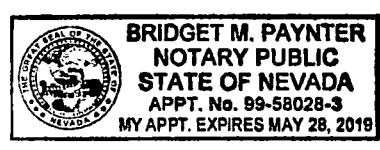


Exhibit "A"
Deed Effective Upon Death

Legal Description

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

Address: 3618 Green Acre Drive, Carson City, Nevada 89705

APN: 1420-06-410-005

Lots 2 and 3 of SIERRA ESTATES, according to the Map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on September 27, 1960, as Document No. 16665.

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) 1420-010-410-005
 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		

FOR RECORDERS OPTIONAL USE ONLY	
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 upon death

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 Lawrence B. English Capacity Grantor
 Signature Dianna B. English Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Lawrence & Dianna English
 Address: 3108 Green Acres Dr.
 City: Carson City
 State: NV Zip: 89705

(REQUIRED)
 Print Name: Jonny Erickson & Alyssa English
 Address: c/o Lawrence & Dianna English
 City: 3108 Green Acres Drive, Carson City
 State: NV Zip: 89705

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