

APN: 1219-03-002-085

**WHEN RECORDED MAIL TO:**

James R. Hales  
Rowe Hales Yturbide, LLP  
P.O. Box 2080  
Minden, NV 89423



KAREN ELLISON, RECORDER

E10

**MAIL TAX NOTICES TO:**

Brent and Frances Guddat  
320 Mottsville Lane  
Gardnerville, NV 89460

## Deed Upon Death

We, Brent L. Guddat and Frances R. Guddat, husband and wife, hereby convey to Eric Ryan Guddat, Adam Matthew Guddat, and Alicia Maree Reyes, as their sole and separate property, effective on our death, all right, title and interest in the real property commonly known as 320 Mottsville, Gardnerville, State of Nevada, located in the County of Douglas, and more particularly described as follows:

Being a portion of Section 3, Township 12 North, Range 19 East, described as follows:

Parcel 1-A as set forth on Parcel Map LDA 99-002, filed for record in the office of the County Recorder of Douglas, State of Nevada on March 26, 1999 in Book 399, Page 6150, as Document No. 464291.

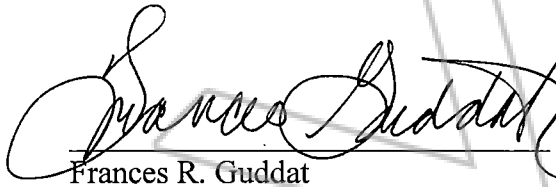
**TOGETHER WITH** all improvements, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

**THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR(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.**

Pursuant to NRS 239B.030, I affirm that this instrument does not contain a social security number or the personal information of any person.

DATED this 6 day of April, 2016.

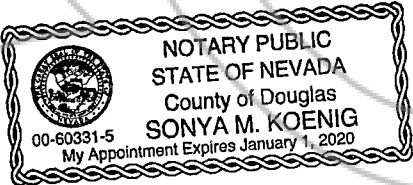
  
\_\_\_\_\_  
Brent L. Guddat


  
\_\_\_\_\_  
Frances R. Guddat

STATE OF NEVADA )  
                                  ) ss.  
COUNTY OF DOUGLAS )

Subscribed and sworn to on this 6 day of April, 2016, before me, Sonya M. Koenig, personally appeared Brent L. Guddat and Frances R. Guddat 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 or she executed it.

WITNESS my hand and official seal.



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

STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1219-03-002-085
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	
_____	

- 3. Total Value/Sales Price of Property: \$ \$0.00
- 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
  - b. Explain Reason for Exemption: A conveyance of real property by deed which becomes effective upon the death of Grantors (NRS 111.655-111.699, inclusive) parents to children

5. Partial Interest: Percentage being transferred: 100.0 %

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 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 Brent and Frances Guddat Capacity \_\_\_\_\_ Seller

Signature Brent and Frances Guddat Capacity \_\_\_\_\_ Buyer/Owners

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Brent and Frances Guddat  
 Address: 320 Mottsville Lane  
 City: Gardnerville  
 State: NV Zip: 89460

Print Name: Eric, Adam & Alicia Guddat (upon Grantors' death)  
 Address: 320 Mottsville Lane  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: James R. Hales, Esq. Escrow # \_\_\_\_\_  
 Address: P.O. Box 2080  
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)