

APN: 1220-01-002-058

When Recorded, Please Return To:  
Heritage Law Group, P.C.  
1625 Highway 88, Suite 304  
Minden, Nevada 89423



KAREN ELLISON, RECORDER

E10

Mail Future Tax Statements To:  
Ms. Kathleen Belles  
1809 Sterling Ranch Road  
Gardnerville, NV 89410

**REVOCABLE GRANT DEED UPON DEATH**

I, **Kathleen Belles**, a widow as her sole and separate property, hereby convey to **Melissa Ann Belles**, her heirs and assigns forever, as her sole and separate property, effective on my death, the following described real property:

All that certain real property situated in Douglas County, Nevada, more precisely described as:

**LOT 10, IN BLOCK D, AS SET FORTH ON THE FINAL MAP #PD01-19 FOR STERLING RANCH ESTATES, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, SEPTEMBER 17, 2002, BOOK 0902, PAGE 5372, AS DOCUMENT NO. 552347, AND BY CERTIFICATE OF AMENDMENT RECORDED MARCH 26, 2003, IN BOOK 0303, PAGE 12541, AS DOCUMENT NO. 571358.**

Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain and Sale Deed No. 702853 recorded on June 12, 2007.

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

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO SUBSECTION 1 OR NRS 111.655 to NRS 111.699 REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE GRANTOR'S ENTIRE INTEREST IN THE SAME REAL PROPERTY.

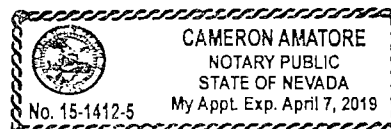
Date: April 27, 2016

Kathleen Belles

State of Nevada )  
Douglas County )

This instrument was acknowledged before me on April 27, 2016, by Kathleen Belles.

Signature   
Notary Public



**State of Nevada  
Declaration of Value**

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument # _____	
Book: _____	Page: _____
Date of Recording: _____	
Notes:	

1. Assessor Parcel Number(s)  
 a) 1220-01-002-058  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_

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:       |   |

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: A conveyance of real property by deed which becomes effective upon the death of the grantor pursuant to NRS 111.655 to 111.699, inclusive

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 therein. 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: Kathleen Belles Capacity: Grantor

**SELLER (GRANTOR) INFORMATION - REQUIRED**  
 Name: Kathleen Belles

**BUYER (GRANTEE) INFORMATION - REQUIRED**  
 Name: Melissa Ann Belles

Address: 1809 Sterling Ranch Road  
 City, State, ZIP: Gardnerville, NV 89410

Address: 1809 Sterling Ranch Road  
 City, State, ZIP: Gardnerville, NV 89410

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

Print Name: Heritage Law Group, P.C.  
 Address: 1625 Highway 88, Suite 304  
 City, State, ZIP: Minden, NV 89423

Escrow # \_\_\_\_\_

**(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)**