

APN: 1420-28-311-048



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:
Mr. & Mrs. Harry Morris
2842 La Mirada Ct.
Minden, NV 89423

REVOCABLE GRANT DEED UPON DEATH

We, **Harry E. Morris III and Alice D. Morris**, as joint tenants with rights of survivorship, hereby convey to our children **Bryan Edward Morris, Stephen Richard Morris, and Nancy Lynn Studley**, their heirs and assigns forever, in equal shares and effective on the death of the survivor of us, all that certain real property situated in Douglas County, Nevada, more precisely described as:

LOT 116 IN BLOCK G AS SHOWN ON THE MAP OF SARATOGA SPRINGS ESTATES UNIT 5, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON MAY 4, 2001, FILE NO. 513570.

Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain and Sale Deed No. 606640 recorded on March 8, 2004.

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: May 4, 2016

Harry E. Morris III

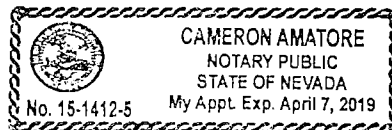
Alice D. Morris

State of Nevada)
) ss.
County of Douglas)

This instrument was acknowledged before me on May 4, 2016, by Harry E. Morris III and Alice D. Morris.

Signature

Notary Public



**State of Nevada
Declaration of Value**

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

1. Assessor Parcel Number(s)
a) 1420-28-311-048
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: \$ 0

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: Mary E. Baldecchi Capacity: Paralegal

SELLER (GRANTOR) INFORMATION - REQUIRED

Name: Harry E. Morris III and Alice D. Morris

Address: 2842 La Mirada Ct.
City, State, ZIP: Minden, NV 89423

BUYER (GRANTEE) INFORMATION - REQUIRED

Name: Harry E. Morris III and Alice D. Morris

Address: 2842 La Mirada Ct.
City, State, ZIP: Minden, NV 89423

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)