



KAREN ELLISON, RECORDER E03

APN# 1420-34-101-008

Recording Requested by/Mail to:

Name: JOHN DICKENSON

Address: 1355 TOIYABE AVE

City/State/Zip: GARDNERVILLE, NV, 89410

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____

DEED UPON DEATH

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording contains personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # 0843108, and is correcting
RE RECORD TO CORRECT APN NUMBER

16
Assessor's Parcel Number: 1420-34-101-004 ⁰⁰⁸

✓ Recording Requested By:

Name: John Dickenson

Address: 1355 Toiyabe Ave

City/State/Zip Gardnerville, NV 89410

Real Property Transfer Tax:

\$ _____

Doc Number: **0843108**

05/23/2014 10:21 AM

OFFICIAL RECORDS

Requested By:
JOHN DICKENSON

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00

Bk: 0514 Pg: 4507 RPTT # 10



Deputy: ar

Deed Upon Death

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

APN: 1420-34-101-004

RECORDING REQUESTED BY:

John Dickenson
1355 Toiyabe Ave.
Gardnerville, NV 89410

AFTER RECORDATION, RETURN BY MAIL TO:

John Dickenson
1355 Toiyabe Ave.
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED UPON DEATH


THIS INDENTURE WITNESSETH: That on this 23 day of May, 2014, JOHN RAYMOND DICKENSON, an unmarried man,, does hereby convey to his son, MORGAN JOHN DICKENSON, a married man as his sole and separate property, effective upon the death of the Grantor, the following described real property in the County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.


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 OF NRS 111.109 REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE GRANTOR'S ENTIRE INTEREST IN THE SAME REAL PROPERTY.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.


John Raymond Dickenson

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 23 day of May, 2014, by John Raymond Dickenson.


Notary Public


 **M.J. GYLL**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-82960-5 - Expires March 19, 2016

EXHIBIT "A"

A parcel of land located within a portion of the Northwest one-quarter (NW ¼) of Section 34, Township 14 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

A portion of the South ½ of the NW ¼ NW ¼ NW ¼ of Section 34, T. 14 N., R. 20 E., M.D.M., more particularly described as follows:

COMMENCING at the Northwest corner of Section 34, T. 14 N., R. 20 E., M.D.M.; thence along the West line of said Section 34, South 00°10'22" West 330.29 feet to a point on the North line of the South ½ of the NW ¼ NW ¼ NW ¼; thence along said North line the following two courses:

North 89°58'28" East, 40.00 feet to the easterly right-of-way line of Clapham Lane, the POINT OF BEGINNING; North 89°58'28", 271.51 feet; thence leaving said North line, South 00°30'29" West, 33.63 feet; thence South 89°12'52" East, 80.17 feet; thence North 00°30'29" East, 34.77 feet to a point on said North line; thence along said North line, North 89°58'28" East, 242.37 feet to the westerly right-of-way line of Kayne Avenue; thence along said westerly right-of-way line, South 00°08'11" West, 330.29 feet to a point on the South line of the NW ¼ NW ¼ NW ¼; thence along said South line, South 89°58'28" West, 594.26 feet to said easterly right-of-way line of Clapham Lane; thence along said easterly right-of-way line, North 00°10'22" East 330.29 feet to the POINT OF BEGINNING, containing 4.44 acres, more or less.

EXCEPTING THEREFROM that portion of Clapham Lane as set forth in Roadway Dedication from Charles Edwards and Florence Edwards to the County of Douglas recorded April 24, 1961 in the office of the Recorder, Douglas County, Nevada in Book 6, at Page 148, as Document No. 17611 and that portion of Kayne Avenue as set forth in Joint Tenancy Deed between Charles and Florence Edwards and John and Zelda Dickenson recorded January 15, 1971 in the office of the Recorder, Douglas County, Nevada in Book 82, at Page 658, as Document No. 56912.

APN 1420-34-101-004

PER MRS 111312 THIS LEGAL DESCRIPTION
WAS PREVIOUSLY AS 0617478 BK0604PG14470

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1420-34101-008
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 _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
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 # 3
b. Explain Reason for Exemption: RECORDED 0843108
TO CORRECT APN NUMBER

5. Partial Interest: Percentage being transferred: ~~25~~ %

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 John Dickenson Capacity GRANTOR

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JOHN DICKENSON
Address: 1355 TOIYABE AVE
City: GARDNERVILLE
State: NV Zip: 89410

Print Name: JOHN DICKENSON
Address: 1355 TOIYABE AVE
City: GARDNERVILLE
State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

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