

Assessor's Parcel No:  
25-613-08

1220 · 04210-018

LINDA S. SCHAAN  
1360 Northampton  
Gardnerville, NV 89410



KAREN ELLISON, RECORDER

Send Tax Statement To:  
LINDA S. SCHAAN  
1360 Northampton  
Gardnerville, NV 89410

**DEED EFFECTIVE UPON DEATH OF GRANTOR**

FOR VALUE RECEIVED the undersigned Grantor hereby grants, bargains and sells the following property in the County of Douglas, State of Nevada, to the following Grantee(s):

**Grantor:** Linda L. Schaan

**Address:** 1360 Northampton  
Gardnerville, NV 89410

**Grantee:** Cory Schaan, Katherine Murphy and Kelly Schaan

**Address:** 1360 Northampton  
Gardnerville, NV 89410

**Taking title as:** Tenants in Common

**Estate conveyed:** Fee simple.

**Legal description of property conveyed:**

Lot 36, in Block D, as set forth on the map of SUNSET PARK SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 5, 1987 in Book 687, Page 763, as Document No. 155926 and by Certificate of Amendment recorded December 23, 1987, in Book 1287, Page 3314, Document No. 169385 of Official Records of Douglas County, Nevada.

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

**Effective Date:** Pursuant to NRS 111.109, this Deed does not become effective unless and until the death of the last living Grantor while still owning any right, title and interest in the property conveyed.

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.

**Special Provisions:**

1. The effectiveness of this Deed may be established by the recordation of an Affidavit of Death of Grantor with a certified copy of the Death Certificate of the last living Grantor while still owning any right, title and interest in the property conveyed.
2. Grantor does not designate a successor in interest to the Grantee.
3. If: (A) all persons constituting Grantor revoke this Deed during the lifetime of such persons by:
  - (1) a unconditional deed conveying the property to themselves; or
  - (2) a written revocation referring to this Deed; or
 (B) all persons constituting Grantor transfer all right, title and interest in the property to another person during the lifetime of such persons; or  
 (C) all persons constituting Grantee die before the death of all persons constituting Grantor, this Deed shall become void on the occurrence of any such event.

DATE: 10-12-16

GRANTOR:

Linda L. Schaan

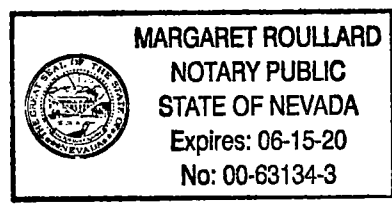
State of Nevada

County of Carson

This instrument was acknowledged before me on the day of October 17<sup>th</sup>, 2016, by Linda L. Schaan.

NOTARY PUBLIC

*Margaret Roullard*



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1220-04210-018  
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: \$ \_\_\_\_\_  
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 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 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 Linda Schaan Capacity owner

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Linda Schaan  
Address: 1360 Northampton  
City: Gardnerville  
State: NV Zip: 89410

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

Print Name: Linda Schaan  
Address: 1360 Northampton  
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)