



KAREN ELLISON, RECORDER E10

DOUGLAS COUNTY APN: 1420-35-101-040

SEND TAX STATEMENTS TO: NO CHANGE

RECORDING REQUESTED BY AND RETURN TO:

✓ O. Kent Maher, Esq.
P.O. Box 130
Winnemucca, Nevada 89446

NAME/ADDRESS OF PREPARER OF LEGAL
DESCRIPTION-LAST RECORDED INSTRUMENT:

Instrument recorded September 9, 2016 as Document No.
2016-887337 Douglas County, Nevada Official Records
The undersigned affirm there is no Social Security number contained in this document

DEED UPON DEATH

THIS INDENTURE, made this 4th day of November, 2016, by and between the following parties:

GRANTOR: DUANE EUGENE BOGGIO and DONNA TAMMY JEAN BOGGIO
husband and wife
P.O. Box 815
Minden, Nevada 89423

GRANTEE: BONITA JEAN DION
a married woman as sole and separate property
2787 Kayne Avenue
Minden, Nevada 89423

WITNESSETH: Grantor does by these presents grant, bargain, sell, convey and confirm unto the Grantee, effective upon the death of Grantor, all that certain real property situate, lying and being in the County of Douglas, State of Nevada, and more particularly described as follows:

A portion of land located in the Northwest 1/4 of Section 35, Township 14 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, more particularly described as follows:

Parcel A, as shown on Parcel Map for Mary Jane Carter, recorded August 8, 1989, in Book 889, Page 1070, Document No. 208249, Official Records of Douglas County, State of Nevada.

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

O. KENT MAHER Attorney at Law P.O. Box 130 Winnemucca, Nevada 775.623.5277
kent@winnemuccalaw.com

TO HAVE AND TO HOLD, all and singular, the said premises and all interest of Grantor therein, together with the appurtenances, unto the Grantee, effective upon the death of Grantor, subject to: (i) general and special county taxes and assessments; (ii) covenants, conditions, restrictions, exceptions, easements, rights-of-way, rights and reservations of record; and, (iii) all reservations of record for minerals, oil, gas, petroleum, hydrocarbon substances, coal, sand, gravel, building stone, geothermal resources and other substances.

THIS INSTRUMENT: (i) IS EXECUTED, ACKNOWLEDGED AND RECORDED PURSUANT TO NEVADA REVISED STATUTES (NRS) CHAPTER 111; (ii) IS REVOCABLE; (iii) DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR; AND, (iv) REVOKES ALL PRIOR INSTRUMENTS BY WHICH THE GRANTOR CONVEYED THE SAME REAL PROPERTY PURSUANT TO NRS 111.655 to 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR INSTRUMENTS FAILED TO CONVEY THE ENTIRE INTEREST OF GRANTOR IN THE SAME REAL PROPERTY.

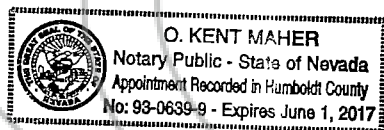
IN WITNESS WHEREOF, Grantor has hereunto caused these presents to be executed as of the day and year first above written.

D Eugene Boggio
Duane Eugene Boggio

Donna Tammy Jean Boggio
Donna Tammy Jean Boggio

STATE OF NEVADA,)
COUNTY OF HUMBOLDT.) ss.

This instrument was acknowledged before me on November 4, 2016, 2016 by **DUANE EUGENE BOGGIO and DONNA TAMMY JEAN BOGGIO.**



O Kent Maher 06-01-2017
Notary Public Commission expires

State of Nevada Declaration of Value

1. Assessor Parcel Number(s)
 a) 1420-35-101-040
 b) _____
 c) _____
 d) _____
2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Townhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other: _____

3. Total Value/Sales Price of Property: \$ 465,000.00
 Deed in Lieu of Foreclosure only (property value): \$ N/A
 Transfer Tax Value per NRS 375.010, Section 2: \$ 465,000.00
 Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 810
 b. Explain Reason for Exemptions: A conveyance of real property by deed which becomes effective upon the death of the grantor pursuant to NRS 111.109.
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 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: *Eugene Boggio* Capacity: _____ Grantor

Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION (required)

Print Name: Duane Eugene Boggio and
Donna Tammy Jean Boggio
 Address: P.O. Box 815
 City: Minden
 State: Nevada Zip: 89423

BUYER (GRANTEE) INFORMATION (required)

Print Name: Bonita Jean Dion
 Address: 2787 Kayne Avenue
 City: Minden
 State: Nevada Zip: 89423

COMPANY REQUESTING RECORDING (required if not the Seller or Buyer)

Print Name: O. Kent Maher, Attorney at Law Escrow/File # 2592 #7
 Address: P.O. Box 130
 City: Winnemucca State: Nevada Zip: 89446

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

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	_____
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Date of Recording:	_____
Notes:	_____