

15

APN: 1220-04-210-039

WHEN RECORDED MAIL TO:  
GEORGE M. KEELE, ESQ.  
1692 County Road, #A  
Minden, NV 89423

  
00046337201608907410030035  
KAREN ELLISON, RECORDER E10

Mail tax statements to:  
DONALD G. BOOS  
1354 Wilson Circle  
Gardnerville, NV 89410

R.P.T.T.       #10      

**DEED UPON DEATH**

I, DONALD G. BOOS, a widower, hereby convey to KELLY SIMMONS and SHANNON SIMMONS, husband and wife as their community property with right of survivorship, EFFECTIVE ON MY DEATH, all right, title, and interest in the real property commonly known as 1354 Wilson Circle, town of Gardnerville, county of Douglas, state of Nevada, and more particularly described as follows:

LOT 17, BLOCK B AS SET FORTH ON THE MAP OF SUNSET PARK SUBDIVISION FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY NEVADA RECORDER ON JUNE 5, 1987, BOOK 687, PAGE 763 AS DOCUMENT NO. 155926 AND BY CERTIFICATE OF AMENDMENT RECORDED ON DECEMBER 23, 1987, BOOK 1287, PAGE 3314 AS DOCUMENT NO. 169385.

Pursuant to NRS 111.312, this legal description was previously recorded at Document No. 0814768, in Book 1212, page 4986, on December 18, 2012.

Together with all improvements, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or 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 NRS 111.655 TO 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR

DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR IN THE SAME REAL PROPERTY.

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

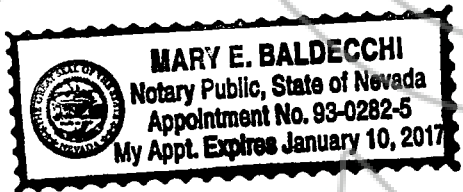
Date: 15 November

Donald G. Boos  
DONALD G. BOOS

STATE OF NEVADA        )  
                                  : ss.  
COUNTY OF DOUGLAS )

Subscribed and sworn to on this 15<sup>th</sup> day of November, in the year 2016, before me, a Notary Public, by DONALD G. BOOS.

On this 15<sup>th</sup> day of November, in the year 2016, before me, a Notary Public, personally appeared DONALD G. BOOS personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.



Mary E. Baldecchi  
NOTARY PUBLIC

# STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)  
 (a) 1220-04-210-039  
 (b) \_\_\_\_\_  
 (c) \_\_\_\_\_  
 (d) \_\_\_\_\_

2. Type of Property:
- |                 |     |                 |
|-----------------|-----|-----------------|
| a) Vacant Land  | b)X | 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

Document/Instrument#: \_\_\_\_\_

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: \_\_\_\_\_

\$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: #10  
 b. Explain Reason for Exemption: This is 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 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 *Donald G. Boos* Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Donald G. Boos  
 Address: 1354 Wilson Circle  
 City: Gardnerville  
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Kelly Simmons and Shannon Simmons  
 Address: 627 Adaline Way  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: George M. Keele, Esq. Escrow # \_\_\_\_\_  
 Address: 1692 County Road, Ste. A  
 City: Minden State: NV Zip: 89423