

15

Assessor's Parcel Number: 1420-34-303-002)

RECORDING REQUESTED)
AND RETURN TO:)
Nicholas P. Cane)
2681 Stewart Avenue)
Minden, NV 89423)

MAIL TAX STATEMENTS TO:)
Nicholas P. Cane)
2681 Stewart Avenue)
Minden, NV 89423)



KAREN ELLISON, RECORDER E10

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

DEED UPON DEATH

I, **NICHOLAS P. CANE, SR.**, an unmarried man (hereinafter referred to as "Grantor"), do hereby convey to my children, **BETTY DUNN, CANDICE NORRIS, TONY CANE** and **TINA WILLIAMS** (hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, effective upon the death of the Grantor, all right, title and interest in the real property commonly known as 2681 Stewart Avenue, Minden, NV 89423, and more particularly described as:

A parcel of land being a portion of Lot 1 of the original Artemesia Subdivision in the Northeast ¼ of the Southwest ¼ of Section 34, Township 14 North, Range 20 East, M.D.B.&M., in Douglas County, Nevada, described as follows:

BEGINNING at the Southeast corner of the parcel from which the South ¼ corner of said Section 34 bears South 8°13'03" East, 2312.29 feet; thence South 89°59' West 302.50 feet to Stewart Avenue; thence North 0°03' East, 160.63 feet along Stewart Avenue; thence North 89°59' East 302.50 feet; thence South 0°03' West, 160.63 feet of the point of beginning.

TOGETHER WITH all 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.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTORS. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTORS 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 GRANTORS IN THE SAME REAL PROPERTY.

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

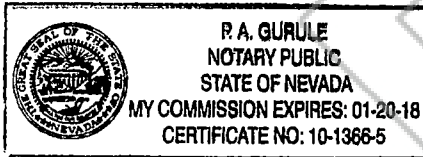
Nicholas P. Cane
Nicholas P. Cane

2-14-17
Date

State of Nevada }

County of Douglas

Subscribed and sworn to on this 14 day of February, in the year 2017, before me, P. A. GURULE, personally appeared Nicholas P. Cane, personally known to me (or proved to me on the basis of satisfactory evidence), to be the person whose names are subscribed to this instrument, and acknowledged that he and she executed it.



P. A. Gurule
SIGNATURE OF NOTARY OFFICER

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1420-34-303-002
- b) _____
- c) _____
- d) _____

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 | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

\$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ 0.00
 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: _____
 Deeds Upon Death are exempt from real property transfer tax under NRS 375.090(10).

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 [Signature] Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Nicholas P. Cane
 Address: 2681 Stewart
 City: Minden
 State: NV Zip: 89423

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

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)