

DOUGLAS COUNTY APN 1420-07-812-015



RECORDING REQUESTED BY:

Name: The Law Firm LLC
Address: PO Box 2800
City/State/Zip: Minden, NV 89423

KAREN ELLISON, RECORDER E10

MAIL TAX STATEMENTS TO:

Name:
Address:
City/State/Zip:

DEED UPON DEATH

(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 # _____, and is correcting

\$1.00 Additional Recording Fee for Use of This Page

DEED UPON DEATH

For valuable consideration, receipt of which is hereby acknowledged, **Lenister Tabbs King**, who took title as an unmarried woman as her sole and separate property (Grantor) does hereby grant, bargain, sell, and convey to **Lenister Tabbs King**, an unmarried woman as her sole and separate property, **and then on her death to Marilyn E. B. Ashley**, a married woman as her sole and separate property, (Grantees) **EFFECTIVE UPON MY DEATH**, all that real property in the County of Douglas, State of Nevada, commonly known and located at 977 Desert Drive, and bearing Assessor's Parcel Number 1420-07-812-015, and more particularly described as follows:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 27, in Block Q, as set forth on Final Map No. 1001-9 of SUNRIDGE HEIGHTS PHASES 6B, 7A AND 8B, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on January 30, 1996, in Book 196, Page 5112, as Document No. 380052 and by Certificate of Amendment recorded February 2, 1996, in Book 296, Page 251, as Document No. 380351.

[In compliance with NRS 111.312, the above legal description was taken from instrument recorded on April 14, 1998, as Document No. 437245, Official Records of Douglas County, Nevada.]

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise 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(S) IN THE SAME REAL PROPERTY.

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

Dated this 14 day of February, 2017

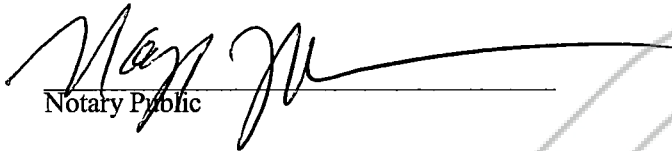

Lenister Tabbs King

[NOTARY ACKNOWLEDGMENT ON NEXT PAGE]

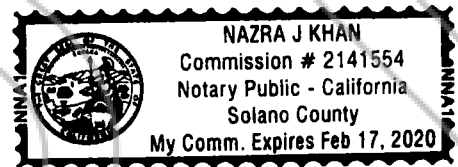
STATE OF CALIFORNIA)
COUNTY OF Solano) :ss

On February 14th, 2017, before me, Nazra J. Khan, a notary public,

Lenister Tabbs King personally appeared and known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.



Notary Public



Description of Attached Document

Title or Type of Document: Deed upon Death
Document Date: February 14th, 2017
Number of Pages: 2

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Solano)

On Feb 14th, 2017 before me, Nazra J. Khan, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Lenister T. King

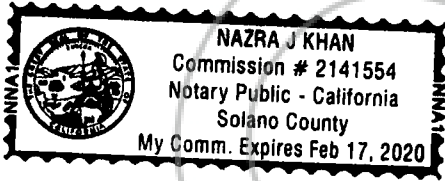
Name(s) of Signer(s)

NA

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Nazra J. Khan
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Deed Upon Death.

Document Date: Feb 14th, 2017 Number of Pages: 3

Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: sp

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-07-812-015
 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'/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 # 10
 b. Explain Reason for Exemption: Deed Upon Death

5. Partial Interest: Percentage being transferred: 100 %

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 [Handwritten Signature] Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lenister Tabbs King
 Address: 977 Desert Dr.
 City: Minden
 State: NV Zip: 89423

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

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: The Law Firm, LLC Escrow # N/A
 Address: PO Box 2800
 City: Minden State: NV Zip: 89423

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