

16

APN: 1320-30-112-016



Send Tax Bill to:

Priscillo S. Punsalang
% Priscilla McAbee
532 Cripple Creek Dr.
Spring Creek, NV 89815

KAREN ELLISON, RECORDER

E10

DEED EFFECTIVE UPON DEATH

I, PRISCILLO S. PUNSALANG, an unmarried man, Grantor, hereby convey to ALBERTO PUNSALANG, a married man, as his sole and separate property, PRISCILLO PAUL PUNSALANG, a married man, as his sole and separate property, PRISCILLA McABEE, a married woman, as her sole and separate property, NICOLE J. HUDSON, a married woman, as her sole and separate property and PETER H. PUNSALANG, a married man, as his sole and separate property, Grantees, all as joint tenants with right of survivorship, and not as tenants in common, effective upon the death of the Grantor, all right, title and interest in the real property located in the County of Douglas, State of Nevada, and more particularly described as:

Unit 16, as set forth on the Final Map of WESTWOOD PARK NO. III, a Planned Unit Development, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on November 29, 1989, in Book 1189, Page 3658, as Document No. 215633

TOGETHER WITH an undivided 1/18th interest in and to the common area lying within the interior lines as set forth on Final Map of WESTWOOD PARK NO. III, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada on November 29, 1989, in Book 1189, in Page 3658, as Document No. 215633.

TOGETHER WITH any and all buildings and improvements situate thereon.

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

SUBJECT to all conditions, covenants, easements, exceptions, reservations, restrictions, and rights of way of record.

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 Deceased Grantor in the event Grantor shall still own any right, title and interest in the property conveyed at the time of death.
2. Grantor does designate a successor in interest to the Grantor, being the remaining Grantees, with right of survivorship.
3. If: (A) all persons constituting Grantor revoke this Deed during the lifetime of such person by: (1) an unconditional deed conveying the property to himself; 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 person; 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.
4. The provisions of this Deed must not be construed to limit the recovery of benefits paid for Medicaid.

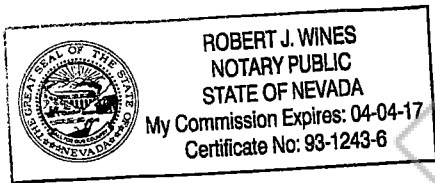
TO HAVE AND TO HOLD, Grantor retains all rights and incidents of ownership until death of the Grantor, at which time, all rights and incidents of ownership shall be transferred to the Grantees in the interests described hereinabove.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand as of the day and year first hereinabove written.


PRISCILLO S. PUNSALANG

STATE OF NEVADA)
 : ss.
COUNTY OF ELKO)

On this 16th day of March, 2017, before me, ROBERT J. WINES, personally appeared, PRISCILLO S. PUNSALANG, 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.



Robert J. Wines

NOTARY PUBLIC
Commission Expires 4/4/17

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1320-30-112-016
- 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'/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:

\$ 0.00
 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: Deed Effective Upon Death of Grantor

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 Robert J. Wines Capacity Attorney
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Priscillo S. Punsalang
 Address: 532 Cripple Creek Drive
 City: Spring Creek
 State: NV Zip: 89815

(REQUIRED)
 Print Name: Priscilla McAbee, et.al.
 Address: 532 Cripple Creek Drive
 City: Spring Creek
 State: NV Zip: 89815

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Robert J. Wines, Prof. Corp. Escrow # _____
 Address: 687 6th Street, Suite 1
 City: Elko State: NV Zip: 89801