



KAREN ELLISON, RECORDER E10

APN: 1220-24-810-013  
 Recording request by, mail documents  
 and tax statements to: (self-prepared)  
 John & Marjorie Johnston  
 633 Thorobred Ave., Gardnerville, NV 89410  
 NO social security #s of any person herein.

**(Beneficiary) DEED UPON DEATH AFFIDAVIT OF GRANTORS**  
 SUBSECTION 1 OF NRS 111.655 through NRS 111.699

We, the undersigned, John B. Johnston and Marjorie K. Johnston, husband and wife, joint tenants, now establish, sign, and execute this Deed upon Death, whereas we hereby convey, and bequeath to our two (2) adult children, John M. Johnston and Stacy R. (Johnston) De Vries, our Grantees, so that they shall inherit our home and property in equal 50%-50% (fifty percent each) portions, upon both of our deaths, as our Grantees, our property and home at 633 Thorobred Avenue, Gardnerville, Douglas County, Nevada 89410, legally known as: Please see Exhibit A," attached and referenced herein.

We affirm that our Grantees are our two (2) adult children, namely John M. Johnston and Stacy R. (Johnston) De Vries, who shall inherit equal 50%-50% portions of our home and property named herein, fully conveyed upon both of our deaths, with all improvements, tenements, hereditaments, appurtenances, easements, water rights, belonging or appertaining, and reversions, rents, issues or profits.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF BOTH GRANTORS. THIS DEED REVOKES ALL PRIOR DEEDS BY SIGNED GRANTORS WHICH CONVEY THE SAME REAL PROPERTY, PURSUANT TO N.R.S. 111.655 TO 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF BOTH GRANTORS IN THE SAME REAL PROPERTY. Undersigned affirms this document contains NO social security number of any person(s).

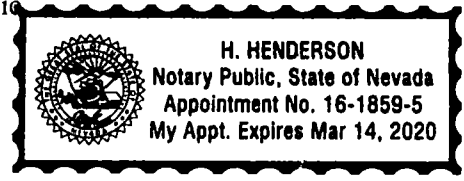
Dated May 15, 2017, by

Marjorie K. Johnston Marjorie K. Johnston, Grantor  
John B. Johnston John B. Johnston, Grantor

State of Nevada }  
 } s.s.  
 County of Douglas }

Subscribed/Sworn to before me, Notary Public for Douglas County, Nevada, on May 15, 2017, by John B. Johnston & Marjorie K. Johnston identified personally appeared who signed the document

H. Henderson Notary Public



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

A parcel of land situated in and being a portion of the Southeast 1/4 of Section 24, Township 12 North, Range 20 East, M. D. B. & M., more particularly described as follows:

COMMENCING at the Southeast corner of Section 24, Township 12 North, Range 20 East, M. D. B. & M., thence North 0°05' West, a distance of 696.35 feet to the True Point of Beginning. Thence South 82°50' West a distance of 313.72 feet more or less to the centerline of Thorobred Ave. (50 feet in width); thence Northerly along a curve (being said centerline) having a central angle of 7°10' with a radius of 475 feet an arc distance of 59.41 feet to a point; thence continuing North along said centerline a distance of 115.91 feet. Thence East a distance of 314.98 feet to a point; thence South 0°05' East a distance of 139.15 feet to the Point of Beginning.

Said land more fully shown as Lot 23 on the (unofficial) map of Thompson Acres Unit No. 1, including all that portion of said land lying within the lines of Thorobred Ave.

A.P.N. 29-103-04

RESERVING UNTO the grantor herein a non-exclusive easement for road and utility purposes over and across said land lying within the lines of Thorobred Avenue.

*Per NRS 111.312  
Previous recorded  
document 167357*

REQUESTED BY  
**WESTERN TITLE COMPANY, INC.**  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

'87 NOV 25 P3:54

SUZANNE BEAUDREAU  
R. CORDER

*Co. PAUL [Signature]* DEPUTY

**167357**  
BOOK **1187** PAGE **3858**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-24-810-013  
 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'l/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: \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( 0.00  
 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: No sale, no consideration, owners transfer to their adult two (2) children upon both of their deaths.

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 John B. Johnston Capacity \_\_\_\_\_ Grantor

Signature Marjorie K. Johnston Capacity \_\_\_\_\_ Grantor

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: John B. Johnston & Marjorie K. Johnston  
 Address: 633 Thorobred Avenue  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: John M. Johnston & Stacy R. (Johnston) De Vries  
 Address: 633 Thorobred Avenue  
 City: Gardnerville  
 State: Nv Zip: 89410

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/MICROFILMED)