

Assessor's Parcel Number: 1220-15-110-013

Recording Requested by:  
Nancy Rey Jackson, Ltd.  
1591 Mono Avenue  
Minden, NV 89423



KAREN ELLISON, RECORDER E10

Grantors' Address is & Mail Tax Statements to:  
Roy and Carla Eddings  
P.O. Box 1122  
Minden, NV 89423

**DEED UPON DEATH**

We, ROY W. EDDINGS and CARLA J. EDDINGS, hereby convey to our children, SONYA M. EDDINGS-HILL (33.34%), HEATHER D. EDDINGS-PHELPS (33.33%) and CARRIE V. EDDINGS-FOSTER (33.33%), effective on the death of the second of us, all right, title and interest in the real property commonly known as 1399 Topaz Lane, City of Gardnerville, County of Douglas, State of Nevada, and more particularly described as:

**See Legal Description attached hereto as EXHIBIT A**

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(S). THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR(S) 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 AFFIRM THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER. NRS 239B.030

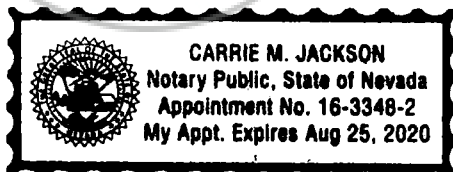
Dated this 10<sup>th</sup> day of May, 2017.

ROY W. EDDINGS

CARLA J. EDDINGS

STATE OF NEVADA )  
  ) ss.  
COUNTY OF DOUGLAS )

On this 10<sup>th</sup> day of May, 2017, before me, a Notary Public, personally appeared ROY W. EDDINGS and CARLA J. EDDINGS personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it.



Notary Public

**EXHIBIT A**

**LOT 459, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AS SAID LOT IS SHOWN ON THE OFFICIAL PLAT OF GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 1, 1965, IN BOOK 1 OF MAPS, FILED AS NO. 28309, AND TITLE SHEET AMENDED ON JUNE 4, 1965, AS FILING NO. 28377.**

**ASSESSOR'S PARCEL NO.: 1220-15-110-013**

**Source of the above legal description:** Deed of Trust recorded on 03/01/2001, as Document Number 0509662 at Page 0303 in Book 0301. The current Document Number is 2001-0509662.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-15-110-013  
 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: \$ \_\_\_\_\_  
 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: 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 Nancy Rey Jackson Capacity Attorney for Grantors  
 \_\_\_\_\_  
 NANCY REY JACKSON  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)  
 Print Name: Roy W. and Carla J. Eddings  
 Address: ~~70-522~~ 1399 Topaz Ln  
 City: Minden Gardnerville  
 State: NV Zip: ~~89403~~ 89460

BUYER (GRANTEE) INFORMATION  
(REQUIRED)  
 Print Name: Roy W. and Carla J. Eddings  
 Address: 1399 Topaz Lane  
 City: Gardnerville  
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING  
(required if not the seller or buyer)  
 Print Name: Nancy Rey Jackson, Ltd Tel. # (775) 782-4611  
 Address: 1591 Mono Avenue  
 City: Minden State: NV Zip: 89423