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KAREN ELLISON, RECORDER

APN: 1022-16-002-070

Recording Requested by:

Diane J. LeMahieu
1540 Topaz Ranch Drive
Wellington, NV 89444

Send Tax Statements To:

Diane J. LeMahieu
1540 Topaz Ranch Drive
Wellington, NV 89444

Deed Upon Death

I, Diane J. LeMahieu (“Grantor”), hereby convey to Michelle LeMahieu and John LeMahieu (“Grantees”), as tenants-in-common and as their sole and separate property, effective on my death, all right, title and interest in the real property commonly known as 1540 Topaz Ranch Drive, Wellington, State of Nevada, located in the County of Douglas, and more particularly described as follows:

Lot 62, in Block K, as shown in the map entitled TOPAZ RANCH ESTATES, UNIT NO. 4, filed for record November 16, 1970, in the Office of the County Recorder of Douglas County, Nevada, as Document No. 50212.

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.

Pursuant to NRS 239B.030, I affirm that this instrument does not contain a social security number or the personal information of any person.

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Pursuant to NRS 111.312, this legal description was previously recorded at Document No. 2017-898707 on the 16th day of May, 2017.

DATED this 23rd day of May, 2017.

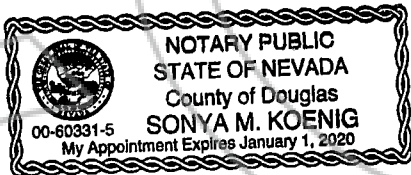


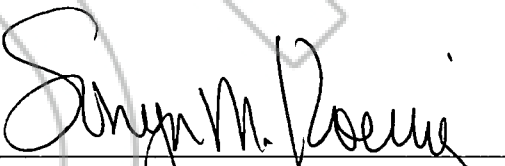
Diane J. LeMahieu

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

Subscribed and sworn to on this 23rd day of May, 2017, before me, Sonya M. Koenig, personally appeared Diane J. LeMahieu 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 she executed it.

WITNESS my hand and official seal.





NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1022-16-002-070
 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) _____
 Transfer Tax Value: \$ _____
 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: 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 (mother to children)
 5. Partial Interest: Percentage being transferred: 100.0%

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 Diane J. LeMahieu Capacity _____ Seller
 Signature Diane J. LeMahieu Capacity _____ Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Diane J. LeMahieu
 Address: 1540 Topaz Ranch Drive
 City: Wellington
 State: NV Zip: 89444

Print Name: (Grantor's Children) Michelle and John LeMahieu
 Address: 1540 Topaz Ranch Drive
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: Michael Smiley Rowe, Esq. Escrow # N/A
 Address: 1638 Esmeralda Avenue
 City: Minden State: NV Zip: 89423

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