

15

APN: 1220-16-210-006

When Recorded, Please Return To:
Heritage Law Group, P.C.
1625 Highway 88, Suite 304
Minden, Nevada 89423



KAREN ELLISON, RECORDER E10

Mail Future Tax Statements To:
KIMBERLY A. GARVIN
1224 Kingston Way
Gardnerville, NV 89460

DEED UPON DEATH

I, KIMBERLY A. GARVIN, hereby convey to effective on my death:

First if my husband RUSSELL E. GARVIN is living upon my death, then to the Trustee of the testamentary Russell E. Garvin Supplemental Needs Trust, dated June 6, 2017;

Then if RUSSELL E. GARVIN is deceased, then to my son RUSSELL W. GARVIN and my daughter NICOLE R. HUBBARD, as tenants in common,

all right, title, and interest in the real property commonly known as 1224 Kingston Way, Gardnerville, Nevada, and more particularly described as follows:

Lot 3, Block G, as said lot and block are shown on the Amended Map of RANCHO ESTATES, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 30, 1972, in Book 1072, Page 642, Document No. 62493.

Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain and Sale Deed recorded on October 29, 1987, as Document Number 165468.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and 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 SUBSECTION 1 OR NRS 111.655 to NRS 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR IN THE SAME REAL PROPERTY.

///

///

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

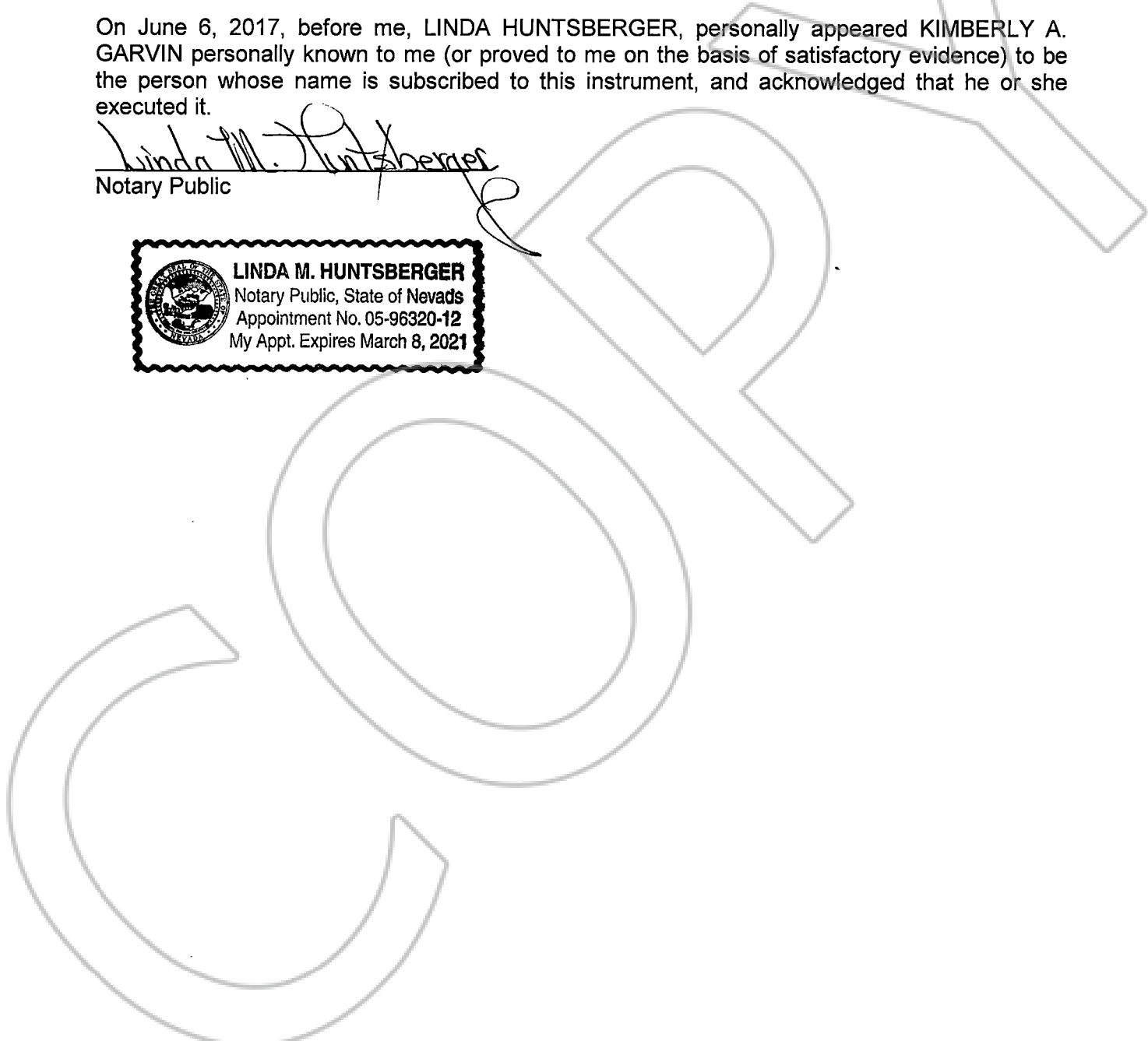
Date: June 6, 2017

Kimberly A. Garvin
KIMBERLY A. GARVIN

State of Nevada)
) ss.
County of Douglas)

On June 6, 2017, before me, LINDA HUNTSBERGER, personally appeared KIMBERLY A. GARVIN 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 or she executed it.

Linda M. Huntsberger
Notary Public



**State of Nevada
Declaration of Value**

| | |
|---|-------------|
| FOR RECORDER'S OPTIONAL USE ONLY | |
| Document/Instrument # _____ | |
| Book: _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

1. Assessor Parcel Number(s)
a) 1220-16-210-006
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 _____ | |

3. Total Value/Sales Price of Property: \$ _____
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ -0-

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 therein. 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: *Kimberly A. Garvin* Capacity: Grantor

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: Kimberly A. Garvin

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: Same

Address: 1224 Kingston Way
City, State, ZIP: Gardnerville, NV 89460

Address: _____
City, State, ZIP: _____

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Heritage Law Group, P.C. Escrow # _____
Address: 1625 Highway 88, Suite 304
City, State, ZIP: Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)