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KAREN ELLISON, RECORDER E10

APN #: 07-203-20 1318-23-810-019
After recording, please return document
and send tax statements to:
David Jay Sanner
✓ PO Box 4937
Stateline, NV 89449

DEED UPON DEATH
Pursuant to NRS §§ 111.655-111.699

I, ("Owner")
David Jay Sanner, unmarried, as his sole and separate property
196 Cottonwood
Stateline, NV 89449

hereby convey to ("Beneficiary")
Shanna Lauren Abeloff, unmarried, of 254 29th Street, San Francisco, CA 94131, as sole
owner. If Shanna Lauren Abeloff does not survive me, then to my son, Sebastian Michael
Sanner, unmarried, of 254 29th Street, San Francisco, CA 94131, and my son, Elijah Rae
Sanner, unmarried, of 254 29th Street, San Francisco, CA 94131 as joint tenants with right of
survivorship.

effective on my death, all right, title and interest in the real property commonly known as
196 Cottonwood, City of Stateline,
County of Douglas, State of Nevada, and more particularly described as:
Lot 21, in Block A, as shown on the Official Map of KINGSBURY MEADOWS
SUBDIVISION, filed for record in the Office of the County Recorder of Douglas County,
Nevada on July 5 1955, as Document No. 10542.

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 AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR
RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.**

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

IN WITNESS WHEREOF, the said parties have signed and sealed these presents this 12 day of MAY, 2017.

Signature
David Sanner
Print name
Owner
Capacity

Signature
Print name
Capacity

STATE OF California }
COUNTY OF San Francisco }

On this 12 day of May, in the year 2017, before me, Jennifer Rosen, personally appeared David Sanner, 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.

Jennifer Rosen
Notary Public
Print name
My commission expires: 11/1/2017



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 07-203-20
 b) 1318-23-810-019
 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 [Signature] Capacity Owner
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: David Sanner
 Address: 196 Cottonwood
 City: StateLine
 State: NV Zip: 89449

Print Name: David Sanner
 Address: 196 Cottonwood
 City: StateLine
 State: NV Zip: 89449

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____