

**APN: 1022-09-002-051**  
**(Prev. APN: 37-383-09)**



When Recorded, Please Return To:  
Millward Law, Ltd.  
1591 Mono Ave.  
Minden, Nevada 89423

KAREN ELLISON, RECORDER

E10

Mail Future Tax Statements To:  
Mr. & Mrs. John Patton  
1385 Topaz Ranch Rd.  
Wellington, NV 89444

**DEED UPON DEATH**

I, Jean Evelyn Patton, hereby convey to the then acting successor trustee of the J & J Patton Trust dated August 23, 2017, effective on my death so long as I survive my husband John A. Patton, all right, title, and interest held by me at the time of my death in the real property commonly known as 1395 Topaz Ranch Rd., Wellington, Douglas County, Nevada, and more particularly described on **Exhibit A**, attached hereto.

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.

It is my intention that if I should fail to survive John A. Patton, this Deed Upon Death shall be void and ineffective and the interest in the property shall devolve according to law as if this Deed Upon Death had never been executed and recorded. I further intend that this Deed Upon Death shall not convert any joint tenancy interest in the property described in Exhibit A to an interest held as tenants in common.

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.

(Intentionally left blank)

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

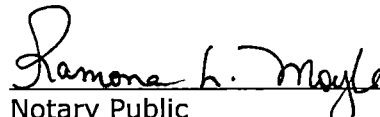
Date: August 23, 2017

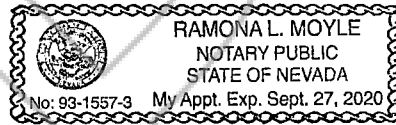
  
\_\_\_\_\_  
Jean Evelyn Patton

State of Nevada     )  
                                  ) ss.  
County of Douglas    )

Subscribed and sworn to on August 23, 2017, before me, Ramona L. Moyle, by Jean Evelyn Patton.

I declare under penalty of perjury that on August 23, 2017, before me, Ramona L. Moyle, personally appeared Jean Evelyn Patton, 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 and appeared to me to at the time of acknowledgment to be of sound mind and under no duress, fraud or undue influence.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**

**LOT 14, BLOCK O, AS SET FORTH ON THE OFFICIAL MAP OF TOPAZ RANCH ESTATES UNIT NO. 4, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 26, 1970, IN BOOK 81, PAGE 214, AS DOCUMENT NO. 50212, OFFICIAL RECORDS.**

Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain and Sale Deed recorded on October 11, 1990, as Document No. 236448.



**State of Nevada  
Declaration of Value**

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument # _____	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

1. Assessor Parcel Number(s)  
a) 1022-09-002-051  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2 Type of Property:

- |  |  |
|--|--|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input 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'l/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: \$ \_\_\_\_\_

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: Jean Evelyn Patton Capacity: Grantor

**SELLER (GRANTOR) INFORMATION - REQUIRED**  
Name: Jean Evelyn Patton

**BUYER (GRANTEE) INFORMATION - REQUIRED**  
Name: Jean Evelyn Patton

Address: 1385 Topaz Ranch Rd  
City, State, ZIP: Wellington, NV 89444

Address: 1385 Topaz Ranch Rd  
City, State, ZIP: Wellington, NV 89444

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Millward Law, Ltd. Escrow # \_\_\_\_\_  
Address: 1591 Mono Ave.  
City, State, ZIP: Minden, NV 89423

**(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)**