

Assessor's Parcel Number: 1420-28-211-024 )  
RECORDING REQUESTED )  
AND RETURN TO: )  
Beatrice Wilkinson )  
1291 La Sierra Court )  
Minden, NV 89423 )  
MAIL TAX STATEMENTS TO: )  
Beatrice Wilkinson )  
1291 La Sierra Court )  
Minden, NV 89423 )



KAREN ELLISON, RECORDER E10

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

**DEED UPON DEATH**

I BEATRICE WILKINSON, a widow, (hereinafter referred to as "Grantor"), do hereby convey to my niece Sharron D. Smith and my brother Thomas Christner-Severin (hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, effective upon the death of the Grantor, all right, title and interest in the real property more particularly described as:

**LOT 38 of Block B as said Lot and Block are set forth on the Final Map #PD99-02-04 for SARATOGA SPRINGS ESTATES UNIT 4, A Planned Unit Development, recorded May 19, 2000 in Book 0500 of Official Records, Page 4445, Douglas County, Nevada as Document No. 492337, and amended by Certificate of Amendment Recorded November 30, 2000, Book 1100, Page 6042, as Document No. 504169, Official Records.**

TOGETHER WITH all improvements, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainders, rents, issues or profits thereof.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTORS. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTORS 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 GRANTORS IN THE SAME REAL PROPERTY.

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

Beatrice Wilkinson  
Beatrice Wilkinson

9-1-17  
Date

State of Nevada }

County of Douglas }

Subscribed and sworn to on this 1 day of Sept., in the year 2017, before me, Malorie Singh, personally appeared Beatrice Wilkinson, personally known to me (or proved to me on the basis of satisfactory evidence), to be the person whose names are subscribed to this instrument, and acknowledged that he and she executed it.



Malorie Singh  
SIGNATURE OF NOTARY OFFICER

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1420-28-211-024
- 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'l/Ind'l    |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/> | Other        |  |                 |

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____
_____
_____

**3. Total Value/Sales Price of Property:**

	\$
Deed in Lieu of Foreclosure Only (value of property)	\$
Transfer Tax Value:	\$ 0.00
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: \_\_\_\_\_  
Deeds Upon Death are exempt from real property transfer tax under NRS 375.090(10).

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 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 Beatrice Wilkinson Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION      BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
**Print Name:** Beatrice Wilkinson  
**Address:** 1291 La Sierra Court  
**City:** Minden  
**State:** NV      **Zip:** 89423

(REQUIRED)  
**Print Name:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**City:** \_\_\_\_\_  
**State:** \_\_\_\_\_      **Zip:** \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
**Print Name:** \_\_\_\_\_ **Escrow #** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_