

APN: 1320-29-212-004



KAREN ELLISON, RECORDER

E10

Prepared By:
Carole Jean Ojanpera
1725 Lantana Drive
Minden, Nevada 89423-5103

After Recording Return To:
Carole J Ojanpera
1725 Lantana Drive
Minden, Nevada 89423-5103

DEED UPON DEATH

I, Carole Jean Ojanpera, a single person and GRANTOR, hereby convey to my Granddaughter, **ASHLUND ANN OJANPERA**, DOB November 6, 1997, effective upon my death, all right, title and interest in the real property commonly known as 1725 Lantana Drive, City of Minden, County of Douglas, State of Nevada and more particularly described as:

Lot 101, Block D, as set forth in the Map of WINHAVEN, UNIT NO. 1, a planned Unit Development, filed in the office of the County Recorder of Douglas County, State of Nevada, on January 13, 1989, as Document No. 194373. APN: 1320-29-212-004, 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.

Should Ashlund refuse or be unable to accept all right, title and interest in said real property, I hereby convey same to my friend, **JENNY M. RAMELLA**, 2nd St. & Mono Ave., Minden, Nevada 89423, i

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY WHICH CONVEY THE SAME REAL PROPERTY, 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.

Tax Parcel Number: APN: 1320-29-212-004

Mail Tax Statements To:

Carole J Ojanpera
1725 Lantana Drive
Minden, Nevada 89423-5103

Grantor Signature and Notary for Quit Claim Deed regarding 1725 Lantana Drive, Minden, Nevada.

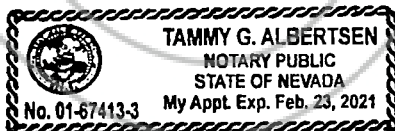
Grantor Signature: Carole Jean Ojanpera

Dated: 8-22-17

STATE OF NEVADA, COUNTY OF CARSON CITY, ss:

This instrument was acknowledged before me on this

22 day of August, 2017, by Carole Jean Ojanpera.



Tammy G. Albertsen

Notary Public

My commission expires: Feb 23, 2021

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-79-212-004
 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
 Deed in Lieu of Foreclosure Only (value of property) (0
 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: Deed Upon Death

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 Carole J Djanpera Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Carole J Djanpera
 Address: 1725 Lantana Dr
 City: Lantana Minden
 State: NV Zip: 89423

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

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

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