DOUGLAS COUNTY, NV Rec:\$35.00

Total:\$35.00 TAHNYA BALLARD 2017-905599 10/13/2017 04:45 PM

Pgs=3

APN#: 1220-04-510-005 Recording requested by: Tahnya Ballard

Return recorded original to: Tahnya Ballard 1315 Toler Ave. Garnerville, NV 89410

The undersigned hereby affirms that this document submitted for recording does not contain a social security number. (NRS Chapter 239)



KAREN ELLISON, RECORDER

E10

## NRS 111.695 DEED UPON DEATH

I, TAHNYA BALLARD, hereby convey to LOUZEL JONES ROGERS, a married woman, as her sole and separate property, effective on my death, all right, title and interest in the real property commonly known as 1315 Toler Avenue, Town of Gardnerville, County of Douglas, State of Nevada, or located in the County of Douglas, State of Nevada, and more particularly described as:

Lot 5 as shown on the map of CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 1, filed in the office of the county Recorder of Douglas County, State of Nevada, on July 19, 1965, in Book 33, Page 19, as Document No. 28834

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.

IN THE EVENT that the transferee LOUZEL JONES ROGERS predeceases me, then, I, TAHNYA BALLARD, convey to ERICA DREYER, a married woman, as her sole and separate property, effective on my death, all right, title and interest in the real property commonly known as 1315 Toler Avenue, Town of Gardnerville, County of Douglas, State of Nevada, 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.

REAL PROPERTY			, and the state of	101(6)11	THE DITIVIE
Oct - 13, 2	20/7 (Date)	·	Johnson Tahnya 1	a Sa Ballard	llord
State of Nevada	} } ss.				7
County of Douglas	}				/
Subscribed and swo	orn to on this 13th re insert name of no	day of OCTOBE otary public), by	R, in the year	ar 2017, be	fore me, re insert name c
principal).			. )		
On this!3.th. day of insert name of principal)	ry public), persona	lly appeared	HNYA BALLA		(here insert
evidence) to be the			76. 27		•
he or she executed i				,	g
Anthony L.	likers (Signa	ture of Notary Po	ublic)	- C	THONY L VICKERS NOTARY PUBLIC STATE OF NEVADA (ppt. Exp. Nov. 27, 2018
NOTARYSEAL	\	\		•	
			).		
				. :	•

STATE OF NEVADA
DECLARATION OF VALUE 110 1. Assessor Part Number 1220-04 - 510 - 005
1. Assessor Para Rumana 1220-04 - 5/0 - 00 5
b)
c)
d)
<u> </u>
2. Type of Property:
a) Vacant Land b) Single Fam. Res.
C) Apt. Blug 1) Comm / Mid 1
g) Agricultural h) Mobile Home NOTES:
i)
★ 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 Frametica Claimed
4. If Exemption Claimed:  a. Transfer Tax Exemption per NRS 375.090, Section #
ded upon dlath to mom, and sister in
alteratue
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 3/75.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.
Signature Solling Capacity Grantor
Signature Capacity Capacity
Signature Capacity
SignatureCapacity
SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION
(REQUIRED) (REQUIRED)
- 110
Address: 1315 To ler And Address: Address:
Only.
State: Zip: 894/0 State: Zip:
COLUMNIA/PERGON REQUESTRIC RECORDING
COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)  Print Name: Escrow #
Address: State: Zip: