

APN: 1220-08-802-017

When Recorded, Please Return To:
Heritage Law Group, P.C.
1625 Highway 88, Suite 304
Minden, Nevada 89423

Mail Future Tax Statements To:
Kenneth and Sherrill Nelson
P.O. Box 283
Minden, NV 89423



KAREN ELLISON, RECORDER

E10

DEED UPON DEATH

We, KENNETH R. NELSON and SHERRILL K. NELSON, husband and wife as joint tenants, hereby convey to TAMI JOYCE DiSALVO, a married woman as her sole separate property, her heirs and assigns forever, effective on the death of both of us, all right, title, and interest in the real property commonly known as 1175 Centerville Lane, Gardnerville, Nevada, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

Pursuant to NRS 111.312, the above legal description was previously recorded on August 22, 1989, as Document No. 209124.

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.

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.

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

Date: November 20, 2017

Kenneth R. Nelson
KENNETH R. NELSON

Date: November 20, 2017

Sherrill K. Nelson
SHERRILL K. NELSON

State of Nevada)
) ss.
County of Douglas)

Subscribed and sworn to on November 20, 2017, before me, Linda M. Huntsberger, a notary public, by KENNETH R. NELSON and SHERRILL K. NELSON.

On November 20, 2017, before me, Linda M. Huntsberger a notary public, personally appeared KENNETH R. NELSON and SHERRILL K. NELSON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it.

Linda M. Huntsberger
Notary Public



EXHIBIT A

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL NO. 1

A portion of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 12 North, Range 20 East, M.D.B. & M., more particularly described as follows:

COMMENCING at the section corner common to Sections 8, 9, 16 and 17, in said Township and Range; thence North 37°03'40" West, a distance of 802.90 feet; thence North 89°06' West, 818.75 feet to a point in the Easterly line of the County Road; thence North 0°37'50" West along the County Road 120.90 feet to the True Point of Beginning; thence from Point of Beginning and continuing along said County Road North 0°37'50" West, a distance of 100.00 feet; thence leaving said road South 89°06' East a distance of 435.6 feet; thence South 0°37'50" East, a distance of 100.00 feet; thence North 89°06' West, a distance of 435.6 feet to the True Point of Beginning.

Excepting therefrom that portion Deeded to Phillip D. Mckinnon by Quitclaim Deed recorded January 26, 1976, in Book 176, Page 788, as Document No. 86916, further described as;

COMMENCING at the Section corner common to Sections 8, 9, 16, and 17, in said Township and Range; thence North 36°56'30" West, 803.27 feet; thence North 89°06'00" West, 424.35 feet; thence North 00°37'50" West, 120.90 feet to the Point of Beginning; thence continuing North 00°37'50" West, 100.00 feet; thence South 89°06'00" East 41.20 feet; thence South 00°37'50" East, 100.00 feet; thence North 89°06'00" West, 41.20 feet to the Point of Beginning.

PARCEL NO. 2

That parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 8, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, described as follows:

COMMENCING at the Section corner common to Sections 8, 9, 16 and 17, in said Township and Range; thence North 36°56'30" West, 803.27 feet; thence North 89°06'00" West, 818.75 feet to a point in the Easterly right-of-way line of State Route 56 (Centerville Lane); thence North 00°37'50" West along said right-of-way line, 110.45 feet to the Point of Beginning; thence continuing North 00°37'50" West 10.45 feet; thence South 89°06'00" East, 394.40 feet; thence South 00°37'50" East, 10.45 feet; thence North 89°06'00" West, 394.40 feet to the Point of Beginning.

The above described parcel of land is subject to a non-exclusive access easement reserved for road purposes over and across the South 10 feet thereof.

**State of Nevada
Declaration of Value**

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

1. Assessor Parcel Number(s)
 a) 1220-08-802-017
 b) _____
 c) _____

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: | |

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____ -0-

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: *Kenneth R. Nelson* Capacity: Grantor
 Signature: *Sherrill Kay Nelson* Capacity: Grantor

SELLER (GRANTOR) INFORMATION - REQUIRED

Name: Kenneth R. Nelson and Sherrill K. Nelson
Address: P.O. Box 283
City, State, ZIP: Minden, NV 89423

BUYER (GRANTEE) INFORMATION - REQUIRED

Name: Kenneth R. Nelson and Sherrill K. Nelson
Address: P.O. Box 283
City, State, ZIP: Minden, NV 89423

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

Print Name: Heritage Law Group, P.C. **Escrow #** _____
Address: 1625 Highway 88, Suite 304
City, State, ZIP: Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)