

APN: 1220-09-414-002

When Recorded, Please Return To:

Heritage Law Group, P.C.
1625 Highway 88, Suite 304
Minden, Nevada 89423



KAREN ELLISON, RECORDER

E10

Mail Future Tax Statements To:

Larry and Corrine McClung
1250 Sierra Vista Drive
Gardnerville, NV 89460

DEED UPON DEATH

We, LARRY B. McCLUNG and CORRINE C. McCLUNG, husband and wife as joint tenants with right of survivorship, hereby convey to JEFFREY McCLUNG and SARAH McCLUNG, husband and wife, as joint tenants, and to their heirs and assigns forever, effective on the death of both of us, all right, title, and interest in the real property commonly known as 1250 Sierra Vista Drive, Gardnerville, Nevada, and more particularly described as follows:

LOT 2, IN BLOCK 1, ON THE FINAL MAP, 97-008, SILVERANCH, PHASE 5, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 30, 1999, IN BOOK 0899, PAGE 5280, AS DOCUMENT NO. 475442.

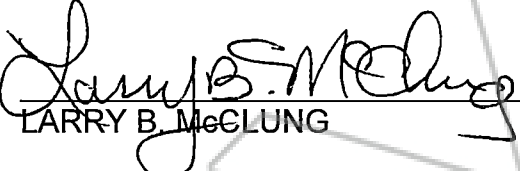
Pursuant to NRS 111.312, the above legal description was previously recorded on August 26, 2015, as Document No. 2015-868695.

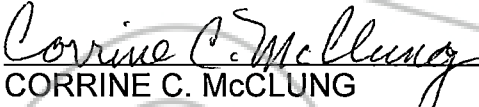
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

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 GRANTORS 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 GRANTORS IN THE SAME REAL PROPERTY.

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

Date: December 13, 2017.



LARRY B. McCLUNG


CORRINE C. McCLUNG

State of Nevada)
) ss.
County of Douglas)

Subscribed and sworn to on December 13, 2017, before me, LINDA M. HUNTSBERGER, a notary public, by LARRY B. McCLUNG and CORRINE C. McCLUNG.

On December 13, 2017, before me, LINDA M. HUNTSBERGER, a notary public, personally appeared LARRY B. McCLUNG and CORRINE C. McCLUNG, 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.


Notary Public



**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) 1220-09-414-002
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: Larry B. McClung Capacity: _____ Grantor

Signature: Corrine C. McClung Capacity: _____ Grantor

SELLER (GRANTOR) INFORMATION - REQUIRED

Name: Larry B. McClung and
Corrine C. McClung
Address: 1250 Sierra Vista Drive
City, State, ZIP: Gardnerville, NV 89460

BUYER (GRANTEE) INFORMATION - REQUIRED

Name: Larry B. McClung and Corrine C. McClung
Address: 1250 Sierra Vista Drive
City, State, ZIP: Gardnerville, NV 89460

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)