



KAREN ELLISON, RECORDER

E10

APN # 1320-29-111-014  
Recording request by and mail documents  
and tax statements to:  
Virginia Lee Irwin, In Pro Per  
1155 White Oak Loop, Minden, NV 89423 NO social security #s


(Beneficiary) DEED UPON DEATH AFFIDAVIT OF GRANTOR

RPTT: SUBSECTION 1 OF NRS 111.655 through NRS 111.699

THIS INDENTURE WITNESS that GRANTOR, Trustee Virginia Lee Irwin, of "James Douglas Irwin and Virginia Lee Irwin 1992 Family Trust," does now execute this Deed upon Death, whereas I as Grantor do hereby now convey, give, and bequeath to my Grantees, my daughters, Catherine Lee Shadel and Cynthia Lynn Bullock, in equal, 50% - 50% ownership portion each, all that property and home located at 1155 White Oak Loop, Minden, Douglas County, Nevada 89423, APN# 1320-29-111-014, please see "Exhibit A," attached and referenced.

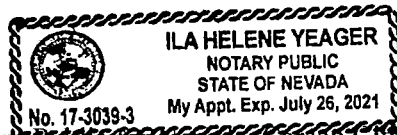
I affirm my daughters, Catherine Lee Shadel and Cynthia Lynn Bullock, as my Grantees, shall have my stated real property fully conveyed upon my death, in fair, equal 50% - 50% ownership portions to each daughter, with all improvements, tenements, hereditaments, appurtenances, easements and water rights, thereto belonging or appertaining, any reversions, remainders/rents or profits. THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR 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 IN THE SAME REAL PROPERTY. Undersigned affirms the document contains NO social security number of any person(s).


Signed and dated on March 1st, 2018.

  
Grantor, Virginia Lee Irwin, Trustee

State of Nevada )

County of Carson )



Sworn/Subscribed to before me, Notary Public for Nevada, Carson City, on March 1st, 2018, by personally appearing identified Grantor, Virginia Lee Irwin, Trustee, who signed of her own free will, act, and deed.  Notary Public

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ESCROW NO.: 98010337

**Parcel 1:**

Unit 325 as shown on that certain Record of Survey filed for record in the Office of the County Recorder of Douglas County, Nevada on June 9, 1997 in Book 697, at Page 1495 as Document No. 414454, Official Records being a Boundary Line Adjustment of the Final Map No. 1008-7A for WINHAVEN, UNIT NO. 7, PHASE A, A PLANNED UNIT DEVELOPMENT, filed for record in the Office of the County Recorder of Douglas County, Nevada on November 17, 1995, in Book 1195, Page 2675, Document No. 374950, Official Records.

New APN 1320-29-111-014 Old APN 25-790-84

**Parcel 2:**

A non-exclusive easement for use, enjoyment, ingress and egress over the common area as set forth in Declaration of Covenants Conditions and Restrictions recorded September 28, 1990, in Book 990, Page 4348, as Document No. 235644, Official Records.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-29-111-014  
 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: \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( 0.00  
 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: No sale, no consideration, owner transferring to her daughters upon her future deaths.

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 *Virginia Lee Irwin* Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Virgina Lee Irwin, Trustee  
 Address: 1155 White Oak Loop  
 City: Minden  
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Catherine Lee Shadel & Cynthia Lee Bullock  
 Address: 1155 White Oak Loop  
 City: Minden  
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_