

**APN: 1420-34-401-006**

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



00070028201809113580040042

KAREN ELLISON, RECORDER

E10

**DEED UPON DEATH**

**COOPER**

**DEED UPON DEATH**

I, GARY E. THURM SR., an unmarried man, hereby convey to GARY E. THURM, JR., and to his heirs and assigns forever, effective on my death, all right, title, and interest in the real property commonly known as 2625 Kayne Avenue, Douglas County, Minden, Nevada, and more particularly described as follows:

**See Exhibit A and incorporated herein by this reference.**

Pursuant to NRS 111.312, this legal description was previously recorded on October 16, 2002, as Document No. 0554946.

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 OF 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.

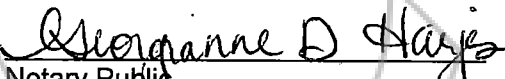
Date: March 8, 2018

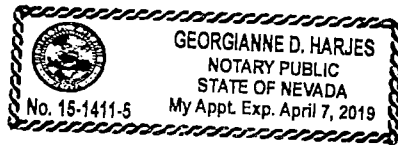
  
GARY E. THURM SR.

State of Nevada )  
                          ) ss.  
County of Douglas )

Subscribed and sworn to on March 8, 2018, before me, Georgianne D. Harjes, a notary public, by GARY E. THURM SR.

On March 8, 2018, before me, Georgianne D. Harjes, a notary public, personally appeared GARY E. THURM SR, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

  
Notary Public



**EXHIBIT A  
LEGAL DESCRIPTION**

**BEGINNING at a point that bears north 61°32'20" East 1131.10 feet from the Southwest section corner Section 34, Township 14 North, Range 20 East, M. D. B. & M., Thence North 00°03' East 144 feet to the Southeast corner of Lot 21, Block 2 of Re-subdivision of Portions of Artemisia Subdivision; Thence along the south line of said Lot 21, South 89°58' West 302.50 feet to the Southwest corner of said Lot 21, Thence South 00°03' West 144 feet; Thence North 89°58' East 302.50 feet to the point of beginning; being the North 144 feet of the West ½ of Lot 23 of Artemisia Subdivision.**

**Pursuant to NRS 111.312, this legal description was previously recorded on October 16, 2002, as Document No. 0554946.**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-34-101-006  
 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: \$ \_\_\_\_\_  
 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: Deed upon death to son.

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 May E. Baldecchi Capacity Agent

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Gary E. Thurn, Sr.  
 Address: 2625 Kayne  
 City: Minden  
 State: NV Zip: 89423

Print Name: James  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Heritage Law Group, P.C. Escrow # \_\_\_\_\_  
 Address: 1625 Hwy 395, Ste. 304  
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)