

APN: 1420-33-810-033

**WHEN RECORDED MAIL TO:**

Donald and Susan Larson  
1306 Judy Street  
Minden, NV 89423

**MAIL TAX NOTICES TO:**

Donald and Susan Larson  
1306 Judy Street  
Minden, NV 89423



KAREN ELLISON, RECORDER

E10

## Deed Upon Death

We, Donald E. Larson Jr. and Susan J. Larson, husband and wife as joint tenants with rights of survivorship (“Grantors”), hereby convey to Jennifer Larson-Hyer and Jessica Jeannette Larson-Fisher (“Grantees”), as tenants in common and as their sole and separate property, effective on the death of the second of the Grantors to die, all right, title and interest in the real property commonly known as 1306 Judy Street, Minden, Nevada, 89423, located in the County of Douglas, and more particularly described as follows:

Being all of Lot 50 of IDLE ACRES SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 5, 1960, in Book 1 of Maps, as Document No. 15812.

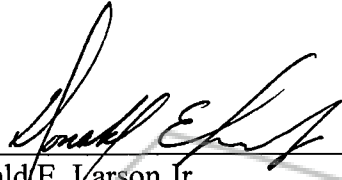
**TOGETHER WITH** all improvements, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

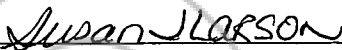
**THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF BOTH OF THE GRANTOR(S). THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR(S) WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO NRS 111.655 to 111.699 INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR(S) IN THE SAME REAL PROPERTY.**

Pursuant to NRS 239B.030, I affirm that this instrument does not contain a social security number or the personal information of any person.

Pursuant to NRS 111.312, this legal description was previously recorded at Document No. 2017-896037 on March 16, 2017.

DATED this 28th day of March, 2018.

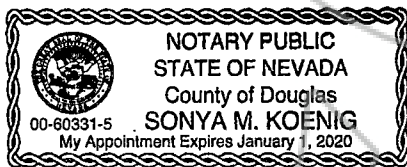
  
\_\_\_\_\_  
Donald E. Larson Jr.

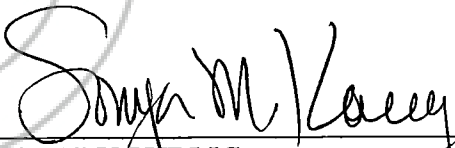
  
\_\_\_\_\_  
Susan J. Larson

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF DOUGLAS    )

Subscribed and sworn to on this 28th day of March, 2018, before me, personally appeared and Donald E. Larson Jr. and Susan J. Larson 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 they executed it.

WITNESS my hand and official seal.



  
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1420-33-810-033
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

- 3. Total Value/Sales Price of Property: \$ \$0.00
- Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_
- Transfer Tax Value: \$ \_\_\_\_\_
- 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: A conveyance of real property by deed which becomes effective upon death of Grantor (NRS 11.655 to 111.699, inclusive) [Parents to Child]

- 5. Partial Interest: Percentage being transferred: 100.0%

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 Susan Larson / Donald Larson Capacity Seller/Buyer

Signatures Susan Larson / Donald Larson Capacity Seller/Buyer

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Donald and Susan Larson  
 Address: 1306 Judy Street  
 City: Minden  
 State: NV Zip: 89423

Print Name: Donald and Susan Larson  
 Address: 1306 Judy Street  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Michael Smiley Rowe, Esq. Escrow # \_\_\_\_\_  
 Address: 1638 Esmeralda Avenue  
 City: Minden State: NV Zip: 89423

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