

Assessor's Parcel No:
1419-12-610-016

Frederick H. Berning and Carol J. Berning
3543 Arcadia Dr.
Carson City, NV 89705

Send Tax Statement To:
Frederick H. Berning and Carol J. Berning
3543 Arcadia Dr.
Carson City, NV 89705

DOUGLAS COUNTY, NV
Rec:\$35.00
Total:\$35.00
FRED BERNING

2018-916824
07/17/2018 12:15 PM

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KAREN ELLISON, RECORDER

E10

DEED EFFECTIVE UPON DEATH OF GRANTOR

FOR VALUE RECEIVED, the undersigned Grantor(s) hereby grant, bargain and sell the following property in the County of Douglas, State of Nevada, to the following Grantee(s):

Grantor(s): Frederick H. Berning and Carol J. Berning

Address: 3543 Arcadia Dr.
Carson City, NV 89705

Grantee(s): Alana Suzanne Berning and Samuel Wilbert Berning

Address: 3543 Arcadia Dr.
Carson City, NV 89705

Taking title as: Tenants in common

Estate conveyed: Fee simple.

Legal description of property conveyed:

The land referred to herein is situated in the State of Nevada, County of Douglas, in an unincorporated area, and described as follows:

Lot 37 as shown above on the map of VALLEY VIEW SUBDIVISION UNIT NO. 2 filed in the office of the Recorder of Douglas County, Nevada, on April 6, 1964 as file No. 24786

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

Commonly known as 3543 Arcadia, Carson City, NV 89705

Effective Date: This document is exempt from documentary transfer tax under Rev. & Tax. Code § 11930. This document is exempt from preliminary change of ownership report under Rev. & Tax. Code § 480.3.

Special Provisions:

1. The effectiveness of this Deed may be established by the recordation of an Affidavit of Death of Grantor with a certified copy of the Death Certificate of the last living Grantor while still owning any right, title and interest in the property conveyed.
2. Grantor does not designate a successor in interest to the Grantee.
3. If: (A) all persons constituting Grantor revoke this Deed during the lifetime of such persons by:
 - (1) a unconditional deed conveying the property to themselves; or
 - (2) a written revocation referring to this Deed; or
 (B) all persons constituting Grantor transfer all right, title and interest in the property to another person during the lifetime of such persons; or
 (C) all persons constituting Grantee die before the death of all persons constituting Grantor, this Deed shall become void on the occurrence of any such event.

DATE: July 16 2018

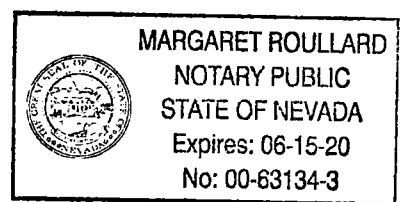
GRANTOR(S)

Fred H Berning
Carole J Berning
 FREDERICK H BERNING
 CAROL J BERNING

STATE OF NEVADA)
 :SS
 CARSON CITY)

On July 16, 2018, personally appeared before me, a Notary Public, FREDERICK H. BERNING, who personally acknowledged that he executed the above instrument.

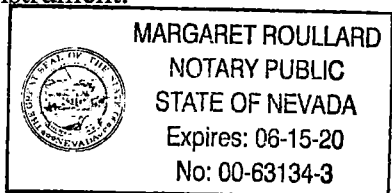
Margaret Roullard
 NOTARY PUBLIC



STATE OF NEVADA)
 :SS
 CARSON CITY)

On July 16, 2018, personally appeared before me, a Notary Public, CAROL J. BERNING, who personally acknowledged that she executed the above instrument.

Margaret Roullard
 NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1419-12-610-016
 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: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 10
 b. Explain Reason for Exemption: DEED UPON DEATH

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 [Signature] Capacity OWNER
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Florencia L. Carol Bernier
 Address: 3543 Avenida Pta.
 City: Carson City
 State: NV Zip: 89205

Print Name: Same
 Address: Same
 City: Same
 State: Same Zip: _____

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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