DOUGLAS COUNTY, NV

Rec:\$35.00 Total:\$35.00

**FRANK CHERNE** 

2018-917232

07/26/2018 11:35 AM

Pgs=3



KAREN ELLISON, RECORDER

E10

1320-29-111-060

APN:25-790-62 Return document to: Frank J. Cherne 1136 Cedar Crest Dr. Minden, Nevada 89423

Mail tax statements to: Frank J. Cherne 1136 Cedar Crest Dr. Minden, Nevada 89423

## **DEED UPON DEATH** Under NRS 111.695

I, ("Owner")

Frank J. Cherne and Claudia J. Cherne, husband and wife

hereby convey to ("Beneficiary")

Frank J. Cherne III (Son) and Sandra J. Hicks (Daughter) and David L. Lindsey (Stepson) and Karen L. Burke (Stepdaughter), as Joint Tenants With Right of Survivorship.

effective on my death, all right, title and interest in the real property commonly known as 1136 Cedar Crest Drive , City of Minden County of Douglas , State of Nevada, and more particularly described as:

Unit 343, as shown on 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 of Official Records at Page 2675, as Document No. 374950. APN 25-790-62

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.

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.

Deeds.com Uniform Conveyancing Blanks

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH 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.

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

IN WITNESS WHEREOF, the said parties have signed and sealed these presents	
this 25 day of July, 2019.	
Frank J. Cheme	Chaudica of Cherne
Signature	Signature
Frank J. Cherne	Claudia J. Cherne
Print name	Print name
"Owner"	"Owner"
Capacity	Capacity
	\ . \ . \ . \
Construe all terms with the appropriate gender and	d quantity required by the sense of this deed.
STATE OF Nevada )	
COUNTY OF words )	/ /
\an \	\ \
On this 25th day of Joly, in the	year 2018, before me,
Devan Gennare , personally ap	ppeared Frank J. Cheens
and Claudia J. Chee	<u>ルテ</u> ,
personally known to me (or proved to me on the basis of satisfactory evidence) to	
be the person whose name is subscribed to t	his instrument, and acknowledged that
he or she executed it.	
Das	
Notary Public	DEVAN GENVARO NOTARY PUBLIC
DEVAN CENNARO	STATE OF NEVADA
Print name	My Commission Expires: 09-14-2021
My commission expires:	Certificate No: 17-3955-2
Sprember 14th 2001	

DECLARATION OF VALUE  1. Assessor Parcel Number(s) a) 13 20 - 29 - 111 - 060 b) c) d)  2. Type of Property: a) Vacant Land b Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex c) Apt. Bldg f) Comm' Vind'l g) Agricultural h) Mobile Home i) 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:  4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section #  5. Partial Interest: Percentage being transferred: b. Explain Reason for Exemption: Deed Appendent 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 Charles Charles Charles Capacity Capacity Charles (REQUIRED)  Print Name: Frank Charles Address: Jac Capacity Charles (Print Name: Jac Cadar Crest D) Address: Jac Capacity Charles (Print Name: Jac Cadar Crest D) State: Zip: Sate: Zip: COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)  Print Name: State: Zip: Zip: Company/PERSON REQUESTING RECORDING (required if not the seller or buyer)  Print Name: State: Zip: Zip: Company/PERSON REQUESTING RECORDING (required if not the seller or buyer)  Print Name: State: Zip: Zip: Zip: Zip: Zip: Zip: Zip: Zip	STATE OF NEVADA	
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Signature Trank J. Cheme Capacity Owner  Signature Hallthis J. Record Capacity Description (REQUIRED)  SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION (REQUIRED)  Print Name: Frank Cherne Address: 136 Cedar Crest Dr Address: Oity: Discharge State: NV 89423 City: Discharge State: Zip:  COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)  Print Name: Escrow # Address: City: State: Zip:	result in a penalty of 10% of the tax due plus interes	t at 1% per month.
Signature Trank J. Cheme Capacity Owner  Signature Hallthis J. Record Capacity Description (REQUIRED)  SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION (REQUIRED)  Print Name: Frank Cherne Address: 136 Cedar Crest Dr Address: Oity: Discharge State: NV 89423 City: Discharge State: Zip:  COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)  Print Name: Escrow # Address: City: State: Zip:		
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SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name: Frank Cherne Address: 1136 Cedar Crest Or City: Minden NV 39423 State: NV Zip: 39423  COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)  Print Name: Address: City: State: Zip:  Escrow #  Address: City: State: Zip:	and the state of the	la li mand
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