

Assessor's Parcel Number: 1219-14-002-026

Recording Requested by:
Nancy Rey Jackson, Ltd.
1591 Mono Avenue
Minden, NV 89423



KAREN ELLISON, RECORDER E10

Grantor's Address is & Mail Tax Statements to:
Elise Erickson
P.O. Box 295
Gardnerville, NV 89410

DEED UPON DEATH

I, ELISE ERICKSON, hereby convey to my nephew, ANDREW ERICKSON, effective on my death, all right, title and interest in the real property commonly known as 468 Tycoon Court, Gardnerville, in the County of Douglas, State of Nevada, and more particularly described as:

See Legal Description attached hereto as **EXHIBIT A**

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 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. NRS 239B.030

Dated: October 1, 2018

ELISE ERICKSON

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On this 1st day of October, 2018, before me, a Notary Public, personally appeared ELISE ERICKSON 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 she executed it.

Notary Public



EXHIBIT A

LEGAL DESCRIPTION.

Parcel 2, as set forth on that certain Parcel Map for Barbara Jean Struthers, recorded October 20, 1988, as Page 2538, as Document No. 188927, Official Records of Douglas County, State of Nevada.

Assessor's Parcel No. 1219-14-002-026

Being the same parcel conveyed to grantor by virtue of the Affidavit of Death recorded on February 12, 2018, as Document Number 2018-910304, in the office of the Douglas County Recorder, State of Nevada.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1219-14-002-026
 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: <u>OK - Trust OK.</u> | |

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: A conveyance of real property by deed which becomes effective upon the death of the Grantor - NRS 111.655 to 111.699, inclusive

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 *Nancy Rey Jackson* Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Elise Erickson
 Address: P.O. Box 295
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Elise Erickson
 Print Name: _____
 Address: P.O. Box 295
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: Nancy Rey Jackson, Ltd. Escrow # _____ Tel. No. (775) 782-4611
 Address: 1591 Mono Avenue
 City: Minden State: NV Zip: 89423

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