

APN: 1023-17-002-010
RECORDING REQUESTED BY AND
MAIL TO:

Frank C. Ely
38 Linda Way
Wellington, NV 89444



KAREN ELLISON, RECORDER E03

Pursuant to NRS 239B.030(4), I affirm that the instrument contained below (or attached hereto) does not contain the social security number of any person.

GRANT, BARGAIN, SALE DEED
LIFE ESTATE

THIS INDENTURE made the 14th day of January, Two Thousand Nineteen (2019), for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor, FRANK C. ELY, an unmarried man, ("Grantor"), hereby grants, bargains and sells to BRIGITA VASILEVSKIS, ("Grantee"), for and during the term of her life and for so long as Grantee resides in the below-described premises, a life estate in the following described property located in the County of Douglas, State of Nevada, commonly described as Douglas County Assessor's Parcel No. 1023-17-002-010, also commonly known as 4607 Bosler Way, Gardnerville, Nevada, and more particularly described as:

Legal Description on Next Page

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the South 1/2 of Section 17, Township 10 North, Range 23 East, MDM, Douglas County, Nevada, more particularly described as follows:

BEGINNING at the West 1/4 corner of Section 17, as shown on LDM 06-026 for Gary G. Gregory et. al., filed for record November 14, 2006 as Document No. 688583, Official Records of Douglas County Nevada; thence N. 89°59'59" E. (N. 89°59'36" E. per LDM 06-026), along, the North line of the Southwest 1/4 of said Section 17, 425.00 feet; thence S. 01°19'21" W., 1,351.22 feet; thence N. 88°45'41" E., 451.25 feet; thence S. 01°50'20" E., 1,330.98 feet to a point on the South line of Section 17; thence S. 88°48'36" W., along said South line of Section 17, 950.00 feet to the Southwest corner thereof; thence N. 01°19'21" E., along the West line of said Section 17, 2,691.85 feet to the POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey to Support a Boundary Line Adjustment for Gary G. Gregory, et al, filed for record in the office of the Douglas County Recorder, State of Nevada, on October 23, 2014 as Document No. 2014-851543.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on October 1, 2018, as Document No. 2018-920338 of Official Records.

Assessor's Parcel Number(s):
1023-17-002-010

Upon the death of Brigita Vasilevskis, or upon her vacating said property as her residence, the life estate herein granted shall terminate and fee simple, absolute title to the above-described real property and improvements shall vest as to 50% for distribution pursuant to the terms of the Last Will and Testament of Frank C. Ely and 50% for distribution pursuant to the terms of the Last Will and Testament of Brigita N. Vasilevskis.

Grantee shall ensure that, during the entire term of Grantee's life tenancy, all maintenance, repair and insurance costs, together with assessments and taxes, are timely paid during the term of Grantee's life tenancy; provided, however, that such payments for maintenance, repair, insurance, assessments and taxes shall be made by Brigita Vasilevskis.

Should Grantee, as a life tenant, voluntarily attempt to sell or encumber the life estate in the described property, or shall

apply or permit application to be made to any Court in order to sell such life interest, or should Grantee allow the property to become subject to sale for unpaid taxes by any taxing authority, or should Grantee fail to exercise ordinary care for the preservation and protection of the above-described property or in any manner wilfully commits waste on the described property, or should the described property not be held, used and exclusively employed by Grantee as her residence, or if Grantee attempts to make the described property subject to the payment of debts of the Grantee, the life estate herein granted shall immediately terminate and the land shall automatically revert to 50% for distribution pursuant to the terms of the Last Will and Testament of Brigita Nora Vasilevskis and as to 50% for distribution pursuant to the terms of the Last Will and Testament of Frank C. Ely

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 NRS 111.655 to NRS 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAIL 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.

Witness my hand this 14th day of January, 2019.

GRANTOR:

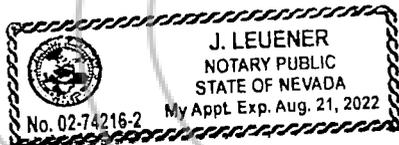
Frank C. Ely
FRANK C. ELY

A C K N O W L E D G E M E N T

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On January 14, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared FRANK C. ELY known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.



J. Leuener
NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1023-17-002-010
 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 # 43 *liferestate mr*
 b. Explain Reason for Exemption: Transfer of title without consideration from one joint tenant
or tenant in common to one or more remaining joint tenants or tenants in common

5. Partial Interest: Percentage being transferred: \$100 %

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 Frank C. Ely Capacity Grantor

Signature Brigita N. Vasilevska Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

FRANK C. ELY
 Print Name: _____
 Address: 38 Linda Way
 City: Wellington
 State: NV Zip: 89444

BRIGITA VASILEVSKIS
 Print Name: _____
 Address: 38 Linda Way
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Michael S. Rowe, Esq. Escrow # _____
 Address: PO Box 2080
 City: Minden State: NV Zip: 89423

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