

APN# 1023-17-002-D10

Recording Requested by/Mail to:

Name: Michael S. Rowe, Esq.

Address: PO Box 2080

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_



00085501201909246280230233

KAREN ELLISON, RECORDER

### Co-Habitation Agreement

**Title of Document** (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Michael S. Rowe, Esq

Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## *NON-MARITAL CO-HABITATION AGREEMENT*

FRANK C. ELY, Cohabitant No. 1, and BRIGITAN. VASILEVSKIS, Cohabitant No. 2, hereinafter jointly referred to as the Cohabitants, who now live together at 38 Linda Way, in the City of Wellington, County of Douglas, State of Nevada, hereby agree on this 14<sup>th</sup> day of January, in the year 2019, as follows:

1. The Cohabitants wish to establish their respective rights and responsibilities regarding each other's income and property and the income and property that may be acquired, either separately or together, during the period of cohabitation.

2. In entering this agreement, each party acknowledges that she or he is not relying on the other to act for her or him and that each is dealing with the other at arm's length, on equal terms and in good faith.

3. The Cohabitants have made a full and complete disclosure to each other all their financial assets and liabilities. The property located at 38 Linda Way, Wellington, Nevada is owned by FRANK C. ELY as a single man as his sole and separate property, but is occupied jointly by the Cohabitants at this time.

4. The Cohabitants have purchased an additional 41 Acres of raw land in Wellington, Douglas County, Nevada identified as Assessor's Parcel Number 1023-17-002-010 which they own as follows:

Frank Clark Ely, an unmarried man, as to an undivided 50% interest,  
and Brigita Nora Vasilevskis, an unmarried woman, as to an  
undivided 50% interest, as Tenants in Common.

The property is commonly known as 4607 Bosler Way, Wellington, Nevada ("The Bosler Way Property"). The Cohabitants intend to construct a home on the Bosler Way Property with a budget which they have agreed upon, and in general terms, on which the Cohabitants to intend to spend a total of \$1,000,000 to construct the home, minus the purchase price paid by Cohabitant 2 for the land in the amount of \$176,128.70.

5. The Cohabitants do not intend to comingle their separate interests in the Bosler Way Property, and on the death of either Cohabitant, the Cohabitants intend that the surviving Cohabitant may occupy the Bosler Way Property by virtue either one of two (2) Grant, Bargain, Sale Deeds/Life Estate whereby each of the Cohabitants has granted to the other a life estate in the predeceasing Cohabitants's interest in the property. The Cohabitants intend that upon the death of the survivor of them, that 50% of the value of the Bosler Way property shall be a part of the estate of Cohabitant 1, and 50% of the value of the Bosler Way property shall be a part of the estate of Cohabitant 2.

6. Each of the Cohabitants has executed a Last Will and Testament wherein each has expressed their intention that, should the other Cohabitant survive him or her, he or she shall have the right to live in the Bosler Way Property as long as he or she desires as set forth in the Grant, Bargain, Sale Deeds/Life Estate executed by each of the Cohabitants.

## *NON-MARITAL CO-HABITATION AGREEMENT*

7. Each of the Cohabitants shall pay any mortgage payments, property taxes, insurance premiums, maintenance, upkeep, assessments, improvements and other expenses associated with the Bosler Property in accordance with each party's percentage of ownership, or as the Cohabitants may otherwise agree.

8. **Waiver of Right to Seek Partition.** Each party hereby waives his or her right to seek partition of the property or otherwise to terminate the co-ownership in any manner other than as provided in this Agreement.

9. As set forth in Exhibit "A," which is attached hereto and incorporated herein by this reference, is the Grant Bargain Sale Deed recorded with the Douglas County Recorder, Nevada on 8 October 2018. This deed established the vesting, title, and ownership interests in the 41 acre vacant parcel in Wellington, Nevada purchased by the Cohabitants known as APN: 1023-17-002-101. Frank C. Ely, an unmarried man, owns a 50% undivided interest and Brigita Nora Vasilevskis, an unmarried woman, owns a 50 % undivided interest, as Tenants in Common.

10. Attached as Exhibit "B" is a copy of the Grant, Bargain, Sale Deed/Life Estate executed by Cohabitant 1 vesting a Life Estate in Cohabitant 2, and attached as Exhibit "C" is a copy of the Grant, Bargain, Sale Deed/Life Estate executed by Cohabitant 2 vesting a Life Estate in Cohabitant 1. Upon the death of the second Cohabitant, the Life Estate granted to him or her shall terminate, and the property will be distributed pursuant to the provisions of the Last Will and Testaments of the Cohabitants.

11. If in the future, the parties decide to acquire a particular asset or obligation together, they shall contribute funds to that acquisition in accordance with the proportionate interests they agree to hold and shall take title to reflect those proportionate interests. For each joint acquisition of property or debt, the parties shall execute a written addendum or modification to this Agreement, specifying the property or debt that is co-owned by them and the terms of co-acquisition, co-ownership, co-payment, possessory rights, termination rights, etc.

12. This agreement will become null and void upon the legal marriage of the Cohabitants.

13. Except as otherwise provided below, the Cohabitants waive the following rights:

- a) To "palimony" or other forms of support or maintenance, both temporary and permanent.
- b) To share in the increase in value during the period of cohabitation of the separate property of the parties.

*NON-MARITAL CO-HABITATION AGREEMENT*

- c) To the division of the separate property of the parties, whether currently held or hereafter acquired.
- d) Neither Cohabitant shall have any obligation to support the other party, either during their relationship as non-marital cohabitants, or in the event their relationship terminates.
- e) In the event it is determined that a provision of this agreement is invalid because it is contrary to applicable law, that provision is deemed separable from the rest of the agreement, such that the remainder of the agreement remains valid and enforceable.
- f) This agreement is made in accordance with the laws of the State of Nevada, and any dispute regarding its enforcement will be resolved by reference to the laws of the State of Nevada.
- g) Except as is necessary between the parties and their respective attorneys or any court, arbitrator or mediator having jurisdiction over the parties and the subject matter hereof, or for the determination of any tax liability or issue pertaining to any tax return of the party making such disclosure, or as may be required by any governmental, administrative or other licensing agency having jurisdiction over either party, or by any manufacturer, franchisor, financial institution or business affiliate of either party reasonably requiring such information in the normal course of business, neither party nor his or her representatives may disclose to a third party the terms and conditions contained in this Agreement, or any of the financial information disclosed in the negotiation and execution of this Agreement.

14. Each party warrants that he and she have carefully read this Agreement and is completely aware, not only of its contents, but also of its legal effect. Each party declares this Agreement is made of his or her own volition, for his or her own motives and with the full knowledge and understanding of its provisions, purposes and legal effect. By signing and execution hereof, each party warrants that he and she enter into and signs this Agreement freely and voluntarily.

I HAVE READ THE ABOVE AGREEMENT, I HAVE TAKEN TIME TO CONSIDER ITS IMPLICATIONS, I FULLY UNDERSTAND ITS CONTENTS, I AGREE TO ITS TERMS, AND I VOLUNTARILY SUBMIT TO ITS EXECUTION.

*EXECUTION/NOTARY PAGE TO FOLLOW*

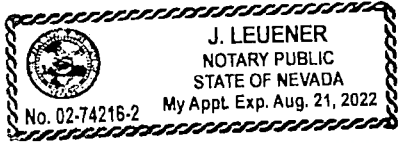
NON-MARITAL CO-HABITATION AGREEMENT

Frank C. Ely  
FRANK C. ELY  
Cohabitant No. 1

Brigita N. Vasilevskis  
BRIGITA N. VASILEVSKIS  
Cohabitant No. 2

STATE OF NEVADA    )  
                              :SS  
COUNTY OF DOUGLAS )

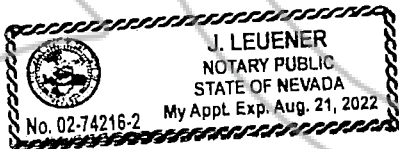
On this 14<sup>th</sup> day of January, 2019, personally appeared before me, a Notary Public, Frank C. Ely, who acknowledged to me that he executed the within document and that he did so freely, voluntarily and for the uses and purposes therein described.



J. Leuener  
Notary Public

STATE OF NEVADA    )  
                              :SS  
COUNTY OF DOUGLAS )

On this 14<sup>th</sup> day of January, 2019, personally appeared before me, a Notary Public, Brigita N. Vasilevskis, who acknowledged to me that she executed the within document and that she did so freely, voluntarily and for the uses and purposes therein described.



J. Leuener  
Notary Public

COPY

Exhibit A

Recorded Electronically  
ID 2018-920573  
County Douglas  
Date 10-8-18 Time 10:40am  
Simplifile.com 600.460.5657

APN#: 1023-17-002-010  
RPTT: \$682.50

Recording Requested By:  
Western Title Company

Escrow No.: 099492-WLD

When Recorded Mail To:

Frank Clark Ely and Brigita Nora  
Vasilevskis

38 Linda Way  
Wellington, NV 89444

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature



Wendy Dunbar

Escrow Officer

---

**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Valerie Lovett, Trustee of the Lovett Family Trust

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Frank Clark Ely, an unmarried man, as to an undivided 50% interest and Brigita Nora Vasilevskis, an unmarried woman, as to an undivided 50% interest, as Tenants in Common

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 10/03/2018



The Lovett Family Trust

Valerie Lovett  
By Valerie Lovett, Trustee

STATE OF NEVADA

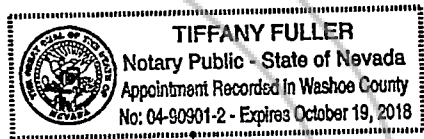
COUNTY OF WASHOE } ss

This instrument was acknowledged before me on

October 4, 2018

By Valerie Lovett.

Tiffany Fuller  
Notary Public



**EXHIBIT "A"**

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:

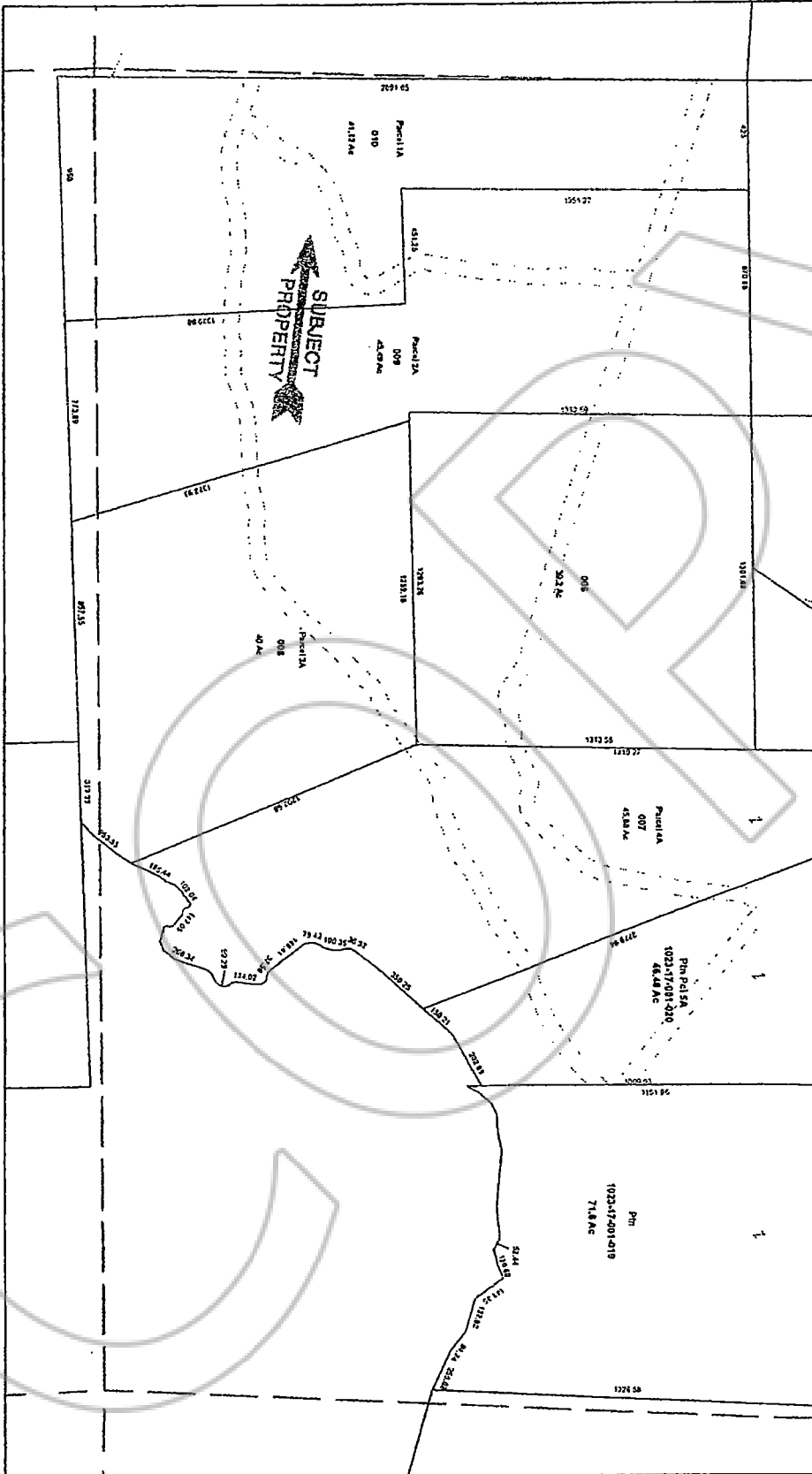
**BEGINNING** at the West 1/4 corner of Section 17, as shown on LDM 06-026 for Gary G. Gregory et. al., filed for record November 14, 2006 as Document No. 688583, Official Records of Douglas County Nevada; thence N. 89°59'59" E. (N. 89°59'36" E. per LDM 06-026), along the North line of the Southwest 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

NOTE: This map is prepared for the use of the Douglas County Assessor, for assessment and illustrative purposes only. It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



**DOUGLAS COUNTY, NEVADA**

Assessor/Platte Douglas County Assessor

**Map Legend**

- Parcel Boundary
- Subdivision Boundary
- Easements - See Recorded Documents
- Township/Range/Section
- Open Space/Conservation Easements

**T10N R23E**

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

**SEC. 17**

1	5
2	6

**S1/2 SEC.**

1	5
2	6

**1023-17-002**

SCALE: 1" = 400'

REVSD: 11/17/2014

COPY

Exhibit B

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 14<sup>th</sup> 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.

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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 14<sup>th</sup> day of January, 2019.

GRANTOR:

*Frank Ely*

FRANK C. ELY

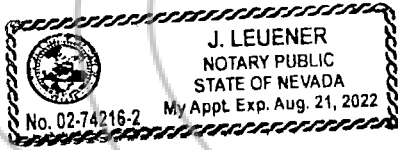
A C K N O W L E D G E M E N T

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
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)**

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

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

Print Name: BRIGITA VASILEVSKIS  
 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)

COPY

Exhibit C

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

Brigita N. Vasilevskis  
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 14<sup>th</sup> day of January, Two Thousand  
Nineteen (2019), for good and valuable consideration, the receipt  
of which is hereby acknowledged, Grantor, BRIGITA NORA VASILEVSKIS,  
an unmarried woman ("Grantor"), hereby grants, bargains and sells  
to FRANK C. ELY, ("Grantee"), for and during the term of his 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, Wellington, 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 Frank C. Ely, or upon him vacating said property as his 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 Brigita Nora Vasilevskis and as to 50% for distribution pursuant to the terms of the Last Will and Testament of Frank C. Ely.

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 his 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 14 day of January, 2019.

GRANTOR:

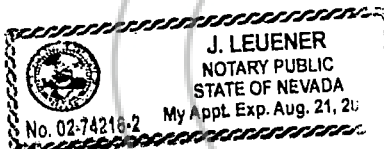
Brigita N Vasilevskis  
BRIGITA NORA VASILEVSKIS

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

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF DOUGLAS        )

On January 14th, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared BRIGITA N. VASILEVSKIS 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 Life Estate  
 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 Brigita V. Vasilevskis Capacity Grantor

Signature Frank C. Ely Capacity Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

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

FRANK C. ELY  
 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)