

THE UNDERSIGNED HEREBY AFFIRMS THAT  
THIS DOCUMENT DOES NOT CONTAIN A  
SOCIAL SECURITY NUMBER



APN: 1220-22-410-013

KAREN ELLISON, RECORDER

E10

WHEN RECORDED MAIL TO  
SEND TAX DOCUMENTS TO  
Edward B Selcer  
634 Long Valley Road  
Gardnerville, NV 89460

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

## DEED UPON DEATH

I, EDWARD B SELCER, hereby convey to CHERYSEIS SELCER-KANNAN, a married woman as her sole and separate property, effective on my death, all right, title and interest in the real property commonly known as 634 Long Valley Road, Gardnerville, State of Nevada, and more particularly described as

### PARCEL 1

Lot 405, as shown on the map of GARDERVILLE RANCHOS UNIT NO 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, as Document No 72456

### PARCEL 2

A strip of land located within a portion of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 22, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as

BEGINNING at the Southeast corner of Lot 405, as shown on the Final Map for GARDNERVILLE RANCHOS UNIT NO 7, as recorded March 27, 1974, in Douglas County, Nevada, as Document No 72456, said point being on the Westerly right-of-way line of Long Valley Road,

thence along the arc of a curve to the left having a radius of 1,040 00 feet, a central angle of  $00^{\circ}32'59''$ , an arc length of 9 95 feet and a chord bearing of South  $06^{\circ}46'32''$  East, 9 98 feet,

thence non-tangent to the preceding arc South  $82^{\circ}57'00''$  West, 124 94 feet,

thence North  $07^{\circ}03'01''$  West, 11 18 feet,


thence North  $83^{\circ}30'00''$  East, 125 feet to the POINT OF BEGINNING

Per NRS 111 312, this legal description was previously recorded as Document No 0816386, on January 16, 2013

Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof

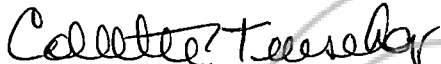
This deed is revocable This deed does not transfer any ownership until the death of the Grantor  
This deed revokes all prior beneficiary designations by the Grantor which convey the same real  
property pursuant to NRS 111 655 to 111 699, inclusive, regardless of whether the prior deeds  
failed to convey the entire interest of the Grantor in the same real property

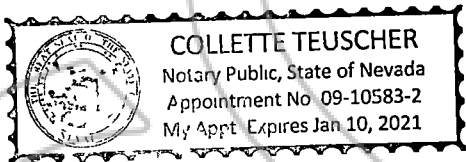
January 28, 2019

  
Signature- Edward B Selcer

State of Nevada     )  
Carson City         )

Subscribed and sworn to on this 28<sup>th</sup> day of January, 2019, before me, a notary public, by Edward  
B Selcer, personally appeared and 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 he executed it

  
NOTARY SEAL



STATE OF NEVADA  
DECLARATION OF VALUE

- 1 Assessors Parcel Number(s)
  - a) 1220-22-410-013
  - 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>	
DOCUMENT/INSTRUMENT #	_____
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 \$ 0 00

- 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 pursuant to NRS 111 655 to 111 699
  - c 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 [Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

<p>SELLER (GRANTOR) INFORMATION <b>(REQUIRED)</b>          Print Name <u>Edward B Selcer</u>          Address <u>634 Long Valley Rd</u>          City <u>Gardnerville</u>          State <u>NV</u> Zip <u>89460</u></p>	<p>BUYER (GRANTEE) INFORMATION <b>(REQUIRED)</b>          Print Name <u>Edward B Selcer</u>          Address <u>634 Long Valley Rd</u>          City <u>Gardnerville</u>          State <u>NV</u> Zip <u>89460</u></p>
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COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)  
 Print Name A+ Documents, Inc Escrow # \_\_\_\_\_  
 Address 411 W Third Street, Suite 1  
 City Carson City State NV Zip 89703