

APN No 1220-16-610-008

Recording Requested by

Teresa L Brown

And when recorded mail to

Teresa L Rhodes nka Brown
945 Tillman Ln
Gardnerville, Nv 89460

Mail tax statement to

Teresa L Rhodes nka Brown
945 Tillman Ln
Gardnerville, Nv 89460



KAREN ELLISON, RECORDER

E10

space above this line for Recorder's use

The undersigned grantor(s) declare(s)
Documentary transfer tax is zero (0)
computed at full value of property conveyed

DISTRIBUTION UPON DEATH DEED

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT, INCLUDING ANY EXHIBITS, HEREBY SUBMITTED FOR RECORDING DOES NOT CONTAIN THE PERSONAL INFORMATION OF ANY PERSON(S) (NRS 239B 030)

THIS INDENTURE, made in Carson City, Nevada, on this 10th day of March, March, 2019, by and between TERESA L RHODES nka BROWN, a married woman, as her sole and separate property, hereinafter referred to as "GRANTOR(S)", and **then upon her death**, to JOHN P BROWN and MELODY D COUTURE, as joint tenants with right of survivorship, hereinafter referred to as "GRANTEES",

WITNESSETH:

GRANTOR(S), as sole owner of the following described property, does hereby convey to GRANTEES, **effective on my death**, the estates herein above references, and to the heirs, successors and assigns forever, the right, title and interest in and to that certain real property, property, together with improvements erected thereon, situated in the Carson City, State of Nevada, more specifically described as follows

Lot 408, as set forth on the Official Map of the Resubdivision of Lots 91-A&B, 92 A&B, 93-96, and 221-232, GARDNERVILLE RANCHOS UNIT NO 2, filed for record in the Office of the Douglas County Recorder on July 10, 1967, as Document No 37049

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TOGETHER with all and singular 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(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

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STATE OF NEVADA
DECLARATION OF VALUE

1 Assessor Parcel Number(s)
a) 1220-16-610-008
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 # 10
b Explain Reason for Exemption TRANSFER OF TRANSFER OF PROPERTY BY DEATH DEE WHICH BECOMES EFFECTIVE UOPN DEATH OF GRANTOR (AUNT TO NEICE AND SF

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 *Teresa L Brown* Capacity LEGAL ASSISTANT/RSS
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name TERESA L BROWN
Address 945 TILLMAN LANE
City GARDNERVILLE
State NEVADA Zip 89460

Print Name TERESA L BROWN
Address 945 TILLMAN LANE
City GARDNERVILLE
State NEVADA Zip 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)
Print Name RICHARD S. STATUB, ESQ Escrow # _____
Address 1049 SOUTH CARSON STREET
City CARSON CITY State NEVADA Zip 89701