

APN# 1420-07-710-006

Recording Requested by/Mail to:

Name: Fern Stewart

Address: 971 Shadow Ln.

City/State/Zip: Carson City NV 89705

Mail Tax Statements to:

Name: Fern Stewart

Address: 971 Shadow Ln.

City/State/Zip: Carson City NV 89705



KAREN ELLISON, RECORDER

E10

Deed Upon Death

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

\_\_\_\_\_  
Printed Name

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

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

DEED UPON DEATH

I (We) FERN M. STEWART hereby convey to SINDRA D. CARSON, effective on my (our) death, all right, title and interest in the real property commonly known as single family home of CARSON CITY, County of DOUGLAS, State of Nevada, or located in the County of DOUGLAS, State of Nevada, and more particularly described as:

971 Shadow Ln Carson City, NV 89705  
(Legal Description)  
See 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.

June 25, 2019 (Date)

Fern M. Stewart (Signature)

Fern M. Stewart  
State of Nevada )

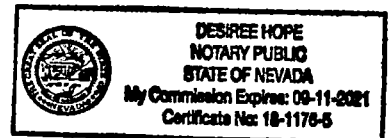
) ss.

County of Douglas )

Subscribed and sworn to on this 25<sup>th</sup> day of June, in the year 2019, before me, Desiree Hope, by Fern M. Stewart.

On this 25 day of June, in the year 2019, before me, Desiree Hope, personally appeared Fern M. Stewart personally known to me to be the person whose name is subscribed to this instrument, and acknowledged that he or she executed it.

Desiree Hope (Signature of Notary Public)



GRANT, BARGAIN, SALE DEED

Exhibit A

THIS INDENTURE WITNESSETH: That MIKE HICKEY CONSTRUCTION, INC., a Nevada corporation

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to THOMAS W. STEWART AND FERN M. STEWART, husband and wife as joint tenants with right of survivorship

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

Lot 1, in Block D, as shown on the Official Map of SUNRIDGE HEIGHTS UNIT NO. 1, PHASE A, filed for record in the office of the County Recorder of Douglas County, Nevada, on December 15, 1982, in Book 1282, Page 999, as Document No. 74054.

A.P.N. 21-304-01

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness its hand \_\_\_\_\_ this 26th day of May 19 89.

STATE OF NEVADA

COUNTY OF Douglas

On June 8, 1989

personally appeared before me, a Notary Public, JAMES M. HICKEY KNOWN TO BE THE PRESIDENT AND

who acknowledged that he executed the above instrument.

*Shari Downing*  
Notary Public



The grantor(s) declare(s):  
Documentary transfer tax is \$ 101.75  
(X) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

MAIL TAX STATEMENTS TO:  
STEWART  
P. O. BOX 1109  
CARSON CITY, NEVADA 89702

MANOUKIAN, SCARFELLO & ALLING, LTD.  
ATTORNEYS AT LAW  
CARSON CITY OFFICE  
303 EAST PROCTOR STREET  
CARSON CITY, NEVADA 89701-4127  
TELEPHONE (702) 882-4127  
LEAS FARMER OFFICE  
4400 NORTH SUGARME  
R. BOX 3390  
STATELINE, NEVADA 89449-3390  
TELEPHONE (702) 589-6600

MIKE HICKEY CONSTRUCTION, INC.  
✓ *James M. Hickey*  
BY: JAMES M. HICKEY, PRESIDENT

ORDER NO. \_\_\_\_\_  
ESCROW NO. 45601 MCA

WHEN RECORDED MAIL TO:  
SAME AS BELOW

FOR RECORDER'S USE

REQUESTED BY  
**WESTERN TITLE COMPANY, INC.**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA  
**'89 JUN 13 P12:17**  
SUZANNE BEAUDREAU  
RECORDER  
\$ 5.00 PAID Bh DEPUTY

203948  
BOOK 689 PAGE 1501

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-07-710-006  
 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: Deed upon death

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 Fern Stewart Capacity Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Fern Stewart  
 Address: 971 Shadow Lane  
 City: Carson City  
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Fern Stewart  
 Address: 971 Shadow Lane  
 City: Carson City  
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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