

APN: 1022-09-001-051

When Recorded, Please Return To:

Heritage Law Group
1625 Highway 88, Suite 304
Minden, Nevada 89423



KAREN ELLISON, RECORDER

E10

Mail Future Tax Statements To:

Mr. & Mrs. Stephen McEwen
3615 Pinenut Way
Wellington, NV 89444

DEED UPON DEATH

We, Stephen P. McEwen and Diane McEwen, husband and wife as joint tenants, hereby convey, in equal shares, to Todd Stephen McEwen, a married man as his sole and separate property, and Ronald Jess Furtado, III, an unmarried man as his sole and separate property, as tenants in common, and to their heirs and assigns forever, effective on the death of the latter of us to die, all right, title, and interest in the real property commonly known as 3615 Pinenut Way, Wellington, Nevada, and more particularly described as follows:

LOT 86 OF TOPAZ RANCH ESTATES UNIT NO. 3, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 31, 1969 IN BOOK 1 OF MAPS, PAGE 221, AS DOCUMENT NO. 44091.

Pursuant to NRS 111.312, this legal description was previously recorded on March 6, 2009, in Book 0309, at Page 1371, as Document No. 0739123.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE LATTER GRANTOR TO DIE. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTORS WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO SUBSECTION 1 OF NRS 111.655 to NRS 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTORS IN THE SAME REAL PROPERTY.

THE UNDERSIGNED HEREBY AFFIRM THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

Date: July 1, 2019

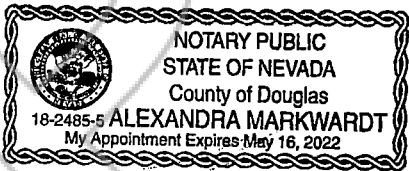
Stephen P. McEwen
Stephen P. McEwen

Diane McEwen
Diane McEwen

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on July 1, 2019, by Stephen P. McEwen and Diane McEwen.

Alexandra Markwardt
Notary Public



**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	

1. Assessor Parcel Number(s)
a) 1022-09-001-051
b) _____
c) _____

2 Type of Property:

- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other: | |

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-

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, inclusive

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 therein. Furthermore, the 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: Stephen P. McEwen Capacity: _____ Grantor
Signature: Diane McEwen Capacity: _____ Grantor

**SELLER (GRANTOR) INFORMATION - REQUIRED
REQUIRED**

Name: Stephen P. McEwen & Diane McEwen
Address: 3615 Pinenut Way
City, State, ZIP: Wellington, NV 89444

BUYER (GRANTEE) INFORMATION -

Name: Stephen P. McEwen & Diane McEwen
Address: 3615 Pinenut Way
City, State, ZIP: Wellington, NV 89444

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Heritage Law Group **Escrow #** _____
Address: 1625 Highway 88, Suite 304
City, State, ZIP: Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)