

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Terrill R. Dory
335 W. First Street
Reno, NV 89503



KAREN ELLISON, RECORDER

E10

MAIL TAX STATEMENTS TO:

Homer Bailey
892 Granite Court
Carson City, NV 89705

APN: 1420-07-411-057

**AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)**

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

Terrill R. Dory Attorney
Signature Title

Terrill R. Dory
Print Signature

DEED UPON DEATH

For valuable consideration, receipt of which is hereby acknowledged, HOMER BAILEY, an unmarried man ("Grantor"), does hereby convey to JOHN E. PHILLIPS and PATRICIA A. PHILLIPS, husband and wife, 16257 Caswell Lane, Reno, Nevada 89511, as to an undivided one-half (1/2) interest, and MARTHA BIRCH, an unmarried woman, 3 Admiral # 459 Emerville, CA 94608, as to an undivided one-half (1/2) interest, **effective on my death**, all right, title and interest in the real property situate in the County of Douglas, State of Nevada, and more particularly described as follows:

Lot 22 of RIDGEVIEW ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 27, 1972, as Document No. 63503.

Together with an undivided 1/83rd interest in and to all the common area, shown as "Parcel A" as set forth on said subdivision.

Together with all improvements, tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereunto 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. THIS DEED REVOKES ALL PRIOR DEEDS 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.

Dated this 29th day of August, 2019.

Homer Bailey

HOMER BAILEY

Acknowledgement

STATE OF NEVADA)
) SS.
COUNTY OF WASHOE)

On this 29 day of August, 2019, before me, a notary public, personally appeared Homer Bailey, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed it.



Terrill R. Dory
NOTARY PUBLIC

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1420-07-411-057
 b) _____
 c) _____
 d) _____

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 | | |

FOR RECORDERS OPTIONAL USE ONLY

Notes:
Don Terrill - CAPACITY IS GRANTOR - GRANTEE IS THE SAME AS GRANTOR

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 which becomes effective on death of Grantor pursuant to NRS 111.655, et. seq.

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 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 Homer Bailey Capacity _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Homer Bailey
 Address: 892 Granite Court
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: No current grantee
 Address: _____
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Terrill R. Dory Escrow # _____
 Address: 335 W. First St.
 City: Reno State: NV Zip: 89503