DOUGLAS COUNTY, NV

Rec:\$35.00 Total:\$35.00 JAMES R. ALLEN 2019-934870

09/09/2019 10:30 AM

Pas=3



KAREN ELLISON, RECORDER

E10

APN: 1420-33-312-052

Recording request by, mail documents and tax statements to: James R. Allen

1283 Conestoga Drive, Minden, Nevada 89423 NO social security #s of any person herein.

(Beneficiary) DEED UPON DEATH AFFIDAVIT OF GRANTORS

SUBSECTION 1 OF NRS 111.655 through NRS 111.699

I, the undersigned, James R. Allen, widowed, make this Deed Upon Death, whereas I as Grantor do hereby now convey, give, and bequeath to my (2) Grantees, Pamela E. Stanley (51%) fifty-one percent, daughter, and to Robert J. Allen, (49%) forty-nine percent, my son, so effective immediately upon my death, they inherit my real property: 1283 Conestoga Drive, Minden, Douglas County, Nevada, 89423, APN#1420-33-312-052, legally described as: See legal description attached and referenced herein as "Exhibit A."

I affirm Pamela E. Stanley (51%) fifty-one percent, daughter, and Robert J. Allen, son, (49%) forty-nine percent, as my (2) Grantees effective immediately upon of my death, who are my beneficiaries as stated in percentages stated herein, to whom said real property shall be fully conveyed upon my death, with all improvements, tenements, hereditaments, appurtenances, easements and water rights, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits. THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF BOTH GRANTORS. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTORS 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 GRANTORS IN THE SAME REAL PROPERTY.

Undersigned affirms this document contains NO social security number of any person(s).

Dated 9 9, 2019. James R. Allen, Grantor

State of Nevada

County of. Douglas

Subscribed/Sworn to before me, Notary Public in and for <u>Doug las</u> County, Nevada, on <u>Sad. O9</u>, 2019, by James R. Allen, identified and personally appearing, who signed and executed this document of his own free voluntary act, will, and deed.

Notary Public



NOTARY PUBLIC
STATE OF NEVADA
County of Douglas
DOROTHY A. LOUNSBURY
My Appointment Expires February 9, 2022

* SalibitA"

County of DOUGLAS State of Nevada, bounded and described as follows:

LOT 188, AS SHOWN ON THE FINAL MAP OF WILDHORSE UNIT 6, A PLANNED UNIT
DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 15, 1994 IN BOOK 394, PAGE
2741, AS DOCUMENT NO. 332336.
ASSESSOR'S PARCEL NO. 1420-33-312



STATE OF NEVADA	
DECLARATION OF VALUE	
1. Assessor Parcel Number(s)	
a) 1420-33-312-052	^
b)	/\
c)	\ \
d)	\ \
	\ \
2. Type of Property:	\ \
a) Vacant Land b) Single Fam. Res.	\ \
c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'l	BOOK PAGE
	DATE OF RECORDING:
	NOTES:
i)	
ι	
3. Total Value/Sales Price of Property:	\$
Deed in Lieu of Foreclosure Only (value of property)	0.00
Transfer Tax Value:	\$ 0.00
Real Property Transfer Tax Due:	s <u>0.00</u>
4 707	
4. If Exemption Claimed:	ection # 10
a. Transfer Tax Exemption per NRS 375.090, Seb. Explain Reason for Exemption: No sale, no	
b. Explain Reason for Exemption: No sale, no	stanley, (51%) and Robert Allen, son (49%).
luture death to his daughter, i ameia L. o	tarrier, (51 %) and Robert Arien, 3011 (45 %).
5 Dantial Interest, Devantage being transferred	%
5. Partial Interest: Percentage being transferred:	70
	14 - 6 NDS 275 000 1 NDS
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	
	tiate the information provided herein. Furthermore, the
parties agree that disallowance of any claimed exempt	
result in a penalty of 10% of the tax due plus interest a	it 1% per month.
Pursuant to NRS 375.030, the Buyer and Seller shall be joint	tly and savarally liable for any additional amount awad
rursuant to IARS 3/3.030, the Buyer and Sener shan be joint	/ /
Signature	Capacity Grantor James R. Allen
1 A	
Signature James Rallen	_ Capacity
Signature 100000	_ capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
	` - ,
Print Name: James R. Allen	Print Name: Pamela E. Stanley (51%) Robert J. Allen (49%)
	Address: 1283 Conestoga Drive
	City: Minden
	State: NV Zip:89423
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)	