

APN# 1023-17-001-003

Recording Requested by/Mail to:

Name: CHARLES H MOORE

Address: 1365 SPEAR POINT WAY

City/State/Zip: WELLINGTON NV 89444

Mail Tax Statements to:

Name: CHARLES H MOORE

Address: 1365 SPEAR POINT WAY

City/State/Zip: WELLINGTON NV 89444



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) CHARLES H MOORE hereby convey to ERIC O MOORE, effective on my (our) death, all right, title and interest in the real property commonly known as 1365 SPEAR POINT^{WY}, City of WELLINGTON, County of DOUGLAS, State of Nevada, or located in the County of _____, State of Nevada, and more particularly described as: SEE EXHIBIT A

(Legal Description)

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.

9/12/2019 (Date)

C H Moore (Signature)

State of Nevada }

) ss.

County of Douglas }

Subscribed and sworn to on this 12th day of Sept., in the year 2019, before me, Dorothy Lounsbury, by Charles H. Moore.

On this 12th day of Sept., in the year 2019, before me, Dorothy Lounsbury personally appeared Charles H. Moore personally known to me to be the person whose name is subscribed to this instrument, and acknowledged that he or she executed it.

Dorothy Lounsbury (Signature of Notary Public)

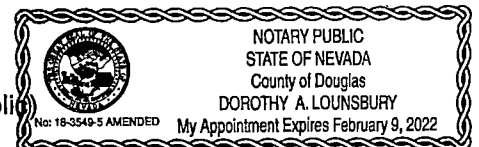


EXHIBIT A

A.P.N.: 1023-17-001-003
Escrow No.: 1100656-RG

RECORDING REQUESTED BY
Northern Nevada Title Company
307 W Winnie Lane, Suite 1
Carson City, NV 89703

**MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO**

Charles Moore
1365 Spear Point
Wellington, NV 89444

DOC # 828935
08/15/2013 09:08AM Deputy: SG
OFFICIAL RECORD
Requested By:
Northern Nevada Title CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-813 PG-4209 RPTT: 616.20



THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s):

Documentary Transfer tax is \$616.20,

GRANT, BARGAIN, SALE DEED

That **Randall D. Helms and Lori A. Helms, Co-Trustees of the Randall D. Helms and Lori A. Helms Revocable Trust dated January 26, 1999** in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Charles Moore, an unmarried man** all that real property in the **County of Douglas, State of Nevada**, bounded and described as follows:

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

That portion of the Northeast 1/4 of Section 17, Township 10 North, Range 23 East, M.D.B.&M., described as follows:

Parcel 4 as set forth on the Parcel Map for Thomas L. Gardner and Mary A. Gardner, filed for record October 1, 1979, in Book 1079, Page 141, Document No. 37256, and Certificate of Amendment filed August 13, 1982, Book 882, Page 568, Document No. 70141.

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated: August 12, 2013

**STATE OF NEVADA
DECLARATION OF VALUE**

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

- 1. Assessor Parcel Number (s)**
- (a) 1023-17-001-003
- (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

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 158,000

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: 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 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 Charles H Moore Capacity OWNER

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: CHARLES H MOORE

Address: 1365 SPEAR POINT WAY

City: WELLINGTON NV

State: NV Zip: 89444

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: CHARLES H MOORE

Address: 1365 SPEAR POINT WAY

City: WELLINGTON

State: NV Zip: 89444

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

Print Name: Charles H Moore Escrow # _____

Address: 1365 SPEAR POINT WAY

City: WELLINGTON State: NV Zip: 89444