

APN: 1220-09-414-007

WHEN RECORDED MAIL TO:  
GEORGE M. KEELE, ESQ.  
1692 County Road, #A  
Minden, NV 89423

Mail tax statements to:  
BILLIE J. EDWARDS  
1042 Ranch Drive  
Gardnerville, NV 89460

R.P.T.T.       #10      



00103397201909395360030035

KAREN ELLISON, RECORDER

E10

### DEED UPON DEATH

I, BILLIE J. EDWARDS, a widow, hereby convey to KAREN S. WINBERG, a married woman, as her sole separate property, EFFECTIVE ON MY DEATH, all right, title, and interest in the real property commonly known as 1042 Ranch Drive, town of Gardnerville, county of Douglas, state of Nevada, and more particularly described as follows:

Lot 5, in Block 2, on the Final Map, 97-008, of SILVERANCH PHASE 5, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 30, 1999, in Book 899, Page 5280, as Document No. 475442.

SUBJECT TO THOSE CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 5, 1994, BOOK 194, PAGE 659, DOCUMENT NO. 326829 AND AMENDED FEBRUARY 5, 1994, BOOK 294, PAGE 4638, DOCUMENT NO. 330984 AND ANNEXATION TO SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 11, 2000, BOOK 0200, PAGE 1954, DOCUMENT NO. 486169, ALL DOUGLAS COUNTY, NEVADA, RECORDS.

RESERVING THEREFROM ANY AND ALL APPURTENANT WATER, WATER RIGHTS, DITCH AND/OR DITCH RIGHTS, INCLUDING BUT NOT LIMITED TO THOSE CERTAIN RIGHTS UNDER CLAIM NOS. 254, 277, 278, AND 279 OF THE FINAL DECREE ENTERED ON OCTOBER 28, 1980, IN "UNITED STATES OF AMERICA V. ALPINE LAND AND RESERVOIR COMPANY ET AL," CIVIL NUMBER D-183BRT, IN THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF NEVADA.

Pursuant to NRS 111.312, this legal description was previously recorded at Document No. 0781905, Book 0411, Page 3955, on April 21, 2011.

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. 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.

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

Date: December 13, 2019

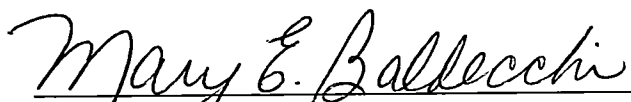
  
BILLIE J. EDWARDS

STATE OF NEVADA     )  
                                  : ss.  
COUNTY OF DOUGLAS )

Subscribed and sworn to on this 13 day of December, in the year 2019, before me, MARY E. BALDECCHI, by BILLIE J. EDWARDS.

On this 13<sup>th</sup> day of December, in the year 2019, before me, MARY E. BALDECCHI, personally appeared BILLIE J. EDWARDS personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he or she executed it.



  
NOTARY PUBLIC

# 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) 1220-09-414-007

(b) \_\_\_\_\_

(c) \_\_\_\_\_

(d) \_\_\_\_\_

## 2. Type of Property:

- |                 |                     |
|-----------------|---------------------|
| a) Vacant Land  | b)X 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) \_\_\_\_\_

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: This is 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: \_\_\_\_\_ %

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 Mary E. Balducci Capacity Agent for Grantor

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

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Billie J. Edwards

Address: 1042 Ranch Drive

City: Gardnerville

State: NV Zip: 89460

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Billie J. Edwards

Address: 1042 Ranch Drive

City: Gardnerville

State: NV Zip: 89460

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

Print Name: George M. Keele, Esq. Escrow # \_\_\_\_\_

Address: 1692 County Road, Ste. A-2

City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)