

APN# 1219-15-001-109



Recording Requested by/Mail to:  
Name: Charlotte Fontecchio  
Address: 970 Sheridan Lane  
City/State/Zip: Gardnerville, Nevada 89410

KAREN ELLISON, RECORDER E10

Mail Tax Statements to:  
Name: Charlotte Fontecchio  
Address: 970 Sheridan Lane  
City/State/Zip: Gardnerville, Nevada 89410

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) Charlotte Fontecchia hereby convey to Flor Estella Sanchez, effective on my (our) death, all right, title and interest in the real property commonly known as 970 Sheridan Ave, City of Gardnerville, County of Douglas, State of Nevada, or located in the County of Douglas County, State of Nevada, and more particularly described as:

(Legal Description) Attached hereto as Exhibit "A"

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.

12/17/19 (Date)  
Charlotte Fontecchia (Signature)

State of Nevada }

} ss.

County of Douglas }

Subscribed and sworn to on this 17 day of December in the year 2019, before me, Tyler Waelbrock, by Charlotte Fontecchia

On this 17 day of December, in the year 2019, before me, Tyler Waelbrock, personally appeared Charlotte Fontecchia personally known to me to be the person whose name is subscribed to this instrument, and acknowledged that he or she executed it.

Tyler Waelbrock (Signature of Notary Public)

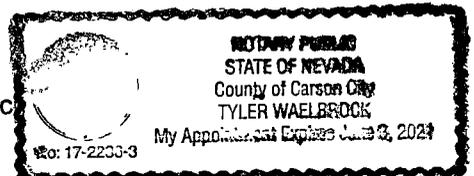
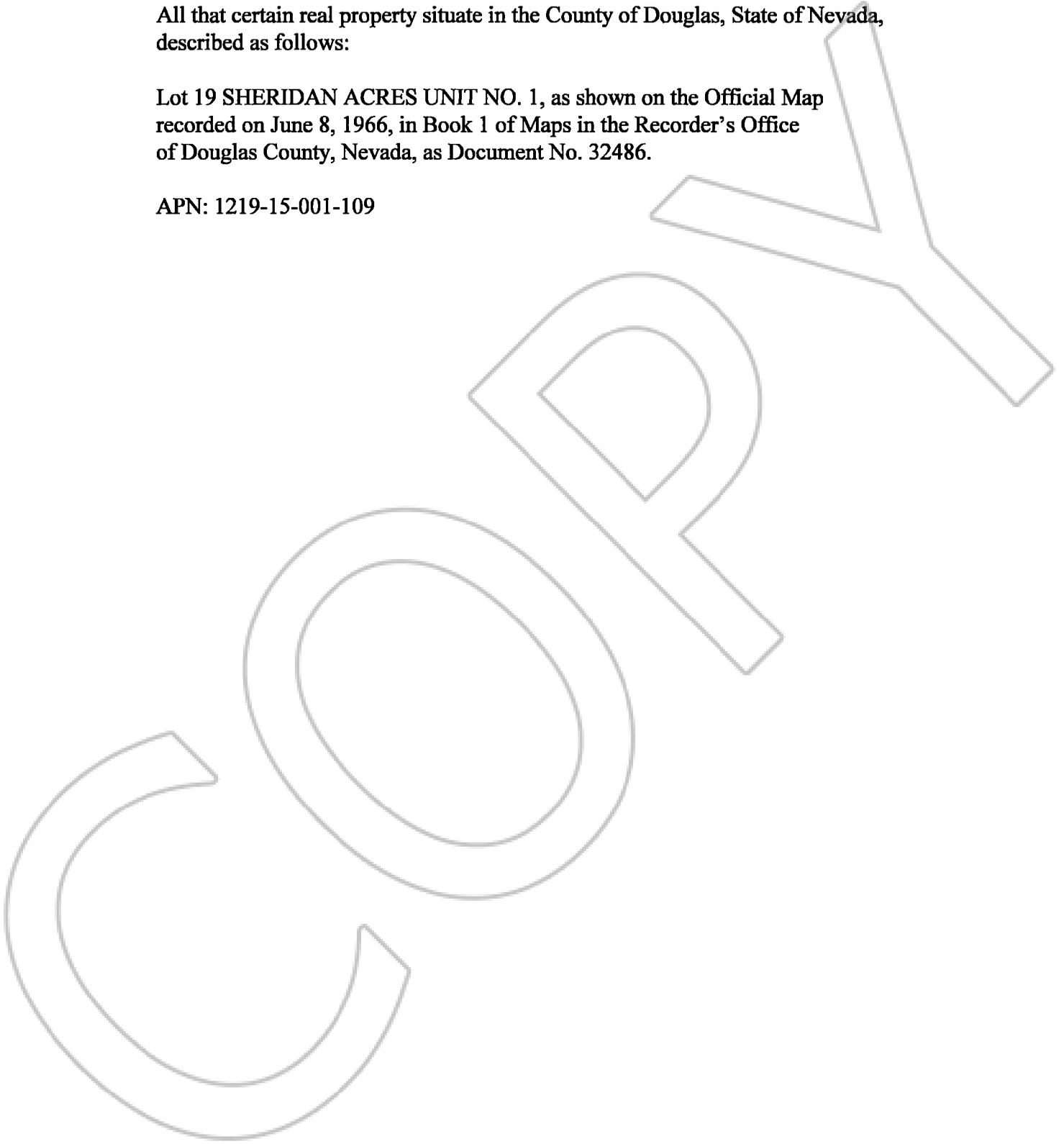


EXHIBIT "A"

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

Lot 19 SHERIDAN ACRES UNIT NO. 1, as shown on the Official Map  
recorded on June 8, 1966, in Book 1 of Maps in the Recorder's Office  
of Douglas County, Nevada, as Document No. 32486.

APN: 1219-15-001-109



# 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) 1219-15-001-109  
 (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	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_

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:** \_\_\_\_\_ %

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 [Signature] Capacity GRANTOR

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

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

Print Name: CHARLOTTE FORTSCHEID

Address: 970 SHERIDAN LN

City: GARDNERVILLE NV

State: 89410 Zip: 89410  
NV

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: SARASOTA

State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_