DOUGLAS COUNTY, NV

Rec:\$40.00 Total:\$40.00

01/28/2020 03:51 PM

2020-941469

NANCY REY JACKSON, LTD

Pas=3

Assessor's Parcel Number: 1220-06-002-003

Recording Requested by: Nancy Rey Jackson, Ltd. 1591 Mono Avenue Minden, NV 89423



00105740202009414690030031

KAREN ELLISON, RECORDER

Grantor's Address is & Mail Tax Statements to: Andrew N. Frayo 911 Waterloo Lane Gardnerville, NV 89410

DEED UPON DEATH

I, ANDREW N. FRAYO, hereby convey to my daughter, KYA FRAYO SWARTZBAUGH, effective on my death, all right, title and interest in the real property commonly known as 911Waterloo Lane, Gardnerville, in the County of Douglas, State of Nevada, and more particularly described as:

See 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. NRS 239B.030

Dated December 23,2019.2020

ANDREW N. FRAYO

STATE OF NEVADA

COUNTY OF DOUGLAS

On this 23 day of December, 2019, before me, a Notary Public, personally appeared ANDREW N. FRAYO 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 executed it.

7

ss.

Notary Public

NANCY REY JACKSON
Notary Public, State of Nevada
Appointment No. 93-2078-5
My Appt. Expires Dec 17, 2020

EXHIBIT A

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

A Parcel of Land Lying in the Southeast 1/4 of Section 6, Township 12 North, Range 20 East, Douglas County, Nevada.

Commencing at the East 1/4 Corner of Section 6, Said Township and Range; Thence S 89 °40' 40" W, along the North Line of Said Southeast 1/4, Said Line Also Being the South Right-of-way for Waterloo Lane, a Distance of 1836.98 Feet to the Point of Beginning.

Thence Continuing S 89°40' 40" W, a Distance of 239.00 Feet.

Thence S 00°05' 46" E, a Distance of 167.50 Feet.

Thence S 89°40' 40" W, a Distance of 260.00 Feet.

Thence S 00°05' 46" E, a Distance of 162.50 Feet.

Thence N 89°40' 40" E, a Distance of 501.00 Feet.

Thence N 00°26' 36" W, a Distance of 330.00 Feet, to the Point of the Beginning.

Assessor's Parcel No. 1220-06-002-003

BEING THE SAME PARCEL CONVEYED TO ANDREW N. FRAYO, JANICE F. FRAYO AND JEAN E. ZERBY, BY VIRTUE OF A GRANT, BARGAIN AND SALE DEED RECORDED ON JUNE 7, 1999, IN BOOK 0699, AT PAGE 1299, AS INSTRUMENT NO. 0469693, COUNTY OF DOUGLAS, STATE OF NEVADA.

DECLARATION OF VALUE Document/Instrument#: ____ Book: Page: 1. Assessor Parcel Number (s) Date of Recording: (a) 1220 -06-DDZ-009 Notes: (b) _____ (c) _____ 2. Type of Property: b) Single Fam Res. a) Uacant Land c) Condo/Twnhse e) Apt. Bidg. d) 2-4 Plex 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: 4. If Exemption Claimed: a, Transfer Tax Exemption, per NRS 375,090, Section: 10 b. Explain Reason for Exemption: <u>Seed upon</u> 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 Capacity Attorney lacecer Signature Capacity Signature **SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Print Name: Print Name: A Oam Address: Address: jardnerable. City: City: State: State: Zip: _____ COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER) Print Name: Address: _____ State: _____ Zip: ____ City:

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

FOR RECORDERS OPTIONAL USE ONLY

STATE OF NEVADA