



KAREN ELLISON, RECORDER E10

APN# 1425-34-401-013

Recording Requested by/Mail to:

Name: Bruce & Royce

Address: 2613 GORDON AVE.

City/State/Zip: MINDEN NV, 89423

Mail Tax Statements to:

Name: Bruce & Royce

Address: 2613 GORDON AVE

City/State/Zip: Minden NV 89423

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.

Bruce Royce
I (We) MARGARET ROYCE hereby convey to TRAVIS ROYCE
ROBERT JOHN ROYCE
REBECCA CLERC, effective on
my (our) death, all right, title and interest in the real property commonly known
as 2613 Gordon Ave City of Minden, County of Douglas,
State of Nevada, or located in the County of Douglas, 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.

Feb 20, 2020 (Date)

Margaret B. Royce
Bruce Royce (Signature)

Bruce E Royce / MARGARET B. ROYCE
State of Nevada }

} ss.

County of Douglas }

Subscribed and sworn to on this 20th day of February in the year 2020 before me,
Sara Hood, Notary, by Bruce Royce + Margaret Royce

On this 20th day of February in the year 2020, before me, Sara Hood Notary
personally appeared Bruce Royce and Margaret Royce personally known to me to be the person
whose name is subscribed to this instrument, and acknowledged that he or she executed it.

Sara Hood (Signature of Notary Public)

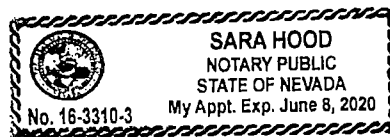


Exhibit A

DOUGLAS COUNTY, NV **2017-907404**
RPTT:\$1501.50 Rec:\$35.00
\$1,536.50 Pgs=3 11/29/2017 10:43 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1420-34-401-013
File No: 143-2529784 (mk)
R.P.T.T.: \$1,501.50

When Recorded Mail To: Mail Tax Statements To:
Bruce Royce and Margaret Royce
2613 Gordon Ave
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Richard D. Sherman and Mary K. Sherman as Co-Trustees of The Sherman Family Trust
dated 5-23-03

do(es) hereby *GRANT, BARGAIN and SELL* to

Bruce Royce and Margaret Royce, husband and wife as joint tenants with right of
survivorship

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

**PARCEL 4 OF PARCEL MAP OF SILVER STATE CONSTRUCTION, RECORDED DECEMBER
4, 1986, IN BOOK 1286, PAGE 514, AS FILE NO. 146126 OF OFFICIAL RECORDS.**

**SAID LAND BEING RE-SUBDIVISION OF LOT 10 AS SHOWN ON THE MAP OF
ARTEMISIA SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER OF
DOUGLAS COUNTY, NEVADA ON APRIL 23, 1962, AS DOCUMENT NO. 19909, OF
OFFICIAL RECORDS.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now
of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and
water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents,
issues or profits thereof.

Date: 10/19/2017

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) 1420-34-401-013

(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'/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 Margaret Royce Capacity grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Margaret Royce

Address: 2113 Gordon Ave

City: Minden NV

State: _____ Zip: 89423

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: _____

Address: _____

City: Same

State: _____ Zip: _____

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)