

APN: 1420-33-611-002

Recorded at the Request of:
Heritage Law Group, A Division of
KALICKI COLLIER, LLP
1625 Highway 88, Suite 304
Minden, Nevada 89423



KAREN ELLISON, RECORDER

E10

Mail Future Tax Statements To:
Theresa L. Foster
1371 Sanden Ln
Minden, NV 89423

DEED UPON DEATH

I, THERESA L. FOSTER, an unmarried woman, hereby convey to HEATHER ANN WILDMAN and KRISTOPHER ROBERT FOSTER, as joint tenants, my heirs and assigns forever, effective upon my death, all right, title, and interest in the real property commonly known as 1371 Sanden Lane, Minden, County of Douglas, State of Nevada, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

Pursuant to NRS 111.312, this legal description was previously recorded on August 9, 2002, as Document No. 549195.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and 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 SUBSECTION 1 OF NRS 111.655 to NRS 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR IN THE SAME REAL PROPERTY.

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

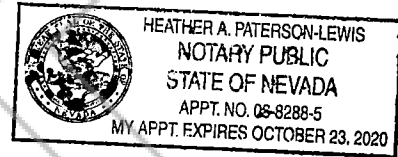
Date: February 13, 2020.

Theresa L. Foster
THERESA L. FOSTER

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On February 13, 2020, before me, HEATHER A. PATERSON-LEWIS, personally appeared THERESA L. FOSTER, 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 she executed it.

Heather A. Paterson-Lewis
Notary Public



**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1:

Lot 2, Block 7, as shown on the map of Mountain View Estates Unit No. 3, recorded May 21, 1985, in Book 585, Page 1696, Document No. 117600, Official Records of Douglas County, State of Nevada.

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STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
a) 1420-33-611-002
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 _____

FOR RECORDERS OPTIONAL USE ONLY
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: _____

- 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: Conveyance upon death

5. Partial Interest: Percentage being transferred: 100.00 %

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 parties agree that 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 [Handwritten Signature] Capacity _____ Agent _____
Signature _____ Capacity _____

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

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

Print Name: Theresa L. Foster
Address: 1371 Sanden Lane
City: Minden
State: NV Zip: 89423

Print Name: SAME
Address: _____
City: _____
State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Heritage Law Escrow # N/A
Address: 1625 Highway 88 Ste 304
City: Minden State: NV Zip: 89423