

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



00107974202009432210030037

APN: 1420-07-810-001

KAREN ELLISON, RECORDER

E10

WHEN RECORDED MAIL TO:
SEND TAX DOCUMENTS TO:
MILTON FOGLIANI & CHRISTIE PETERS
979 Sunview Drive
Carson City, NV 89705

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

DEED UPON DEATH

We, MILTON J. FOGLIANI and CHRISTIE A. PETERS, hereby convey to SHAUNA A. NELSON and TRACI L. KENNEDY, effective upon both our deaths, all right, title and interest in the real property commonly known as 979 Sunview Drive, Douglas County, State of Nevada, and more particularly described as:


Lot 27, in Block R, as set forth on the Final Map of SUNRIDGE HEIGHTS, PHASE 6A & 8A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 1, 1995, Book 595, Page 1, as Document No. 361213 and by Certificate of Amendment recorded May 17, 1995, Book 595, Page 2588, as Document No. 362268, and by Certificate of Amendment recorded August 7, 1995, in Book 895, at Page 816, as Document No. 367680.

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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 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.

March 4, 2020


Signature-MILTON J. FOGLIANI


Signature-CHRISTIE A. PETERS

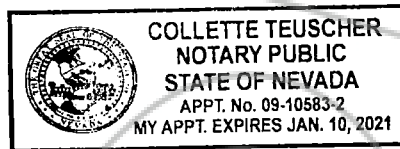
-LOOSE CERTIFICATE ATTACHED-

State of Nevada)
Carson City)

Subscribed and sworn to on this 4th day of March 2020, before me, a notary public, by MILTON J. FOGLIANI and CHRISTIE A. PETERS, personally appeared and 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.

Collette Teuscher

NOTARY SEAL



THIS JURAT IS ATTACHED TO A DEED UPON DEATH

DATED March 4, 2020

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1420-07-810-001
 - 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	
DOCUMENT/INSTRUMENT #:	_____
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: \$ 0.00

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 10
 - b. Explain Reason for Exemption: A conveyance of real property by deed which becomes effective upon the death of the grantor pursuant to NRS 111.655 to 111.699.
 - c. Partial Interest: Percentage being transferred: 100 %

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 <u>Milton Fogliani</u>	Capacity <u>Grantor</u>
Signature <u>Christie Peters</u>	Capacity <u>Grantor</u>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)

Print Name: <u>Milton Fogliani & Christie Peters</u>	Print Name: <u>Shauna A. Nelson & Traci L. Kennedy</u>
Address: <u>979 Sunview Drive</u>	Address: <u>979 Sunview Drive</u>
City: <u>Carson City</u>	City: <u>Carson City</u>
State: <u>NV</u> Zip: <u>89705</u>	State: <u>NV</u> Zip: <u>89705</u>

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: A+ Documents Escrow # _____
 Address 411 W. Third Street, Suite 1
 City: Carson City State: NV Zip: 89703