

RPTT:
APN: 1420-08-314-~~0007~~⁰⁰⁷

MAIL RECORDED DOCUMENT TO:
Lucy Avila
1050 Pebble Beach Court
Minden, NV 89432



MAIL TAX STATEMENT TO:
Lucy Avila
1050 Pebble Beach Court
Minden, NV 89432

DEED UPON DEATH

For valuable consideration, receipt of which is hereby acknowledged, LUCY FRAUSTO AVILA does hereby Grant, Sell, Bargain and Convey to LUCY FRAUSTO AVILA, a single woman, and then upon her death to EILEEN AVILA, CHARLENE AVILA, and MALIK AVILA, as joint tenants with right of survivorship, all right, title and interest in the real property commonly known as 1050 Pebble Beach Court, City of Minden, County of Douglas, State of Nevada, and more particularly described as:

Lot 58, in Block A, as set forth on that certain Final Map LDA #99-054-4 Sunridge Heights III, Phase 4, a Planned Unit Development, recorded in the office of the Douglas County Recorder on May 29, 2002, in Book 0502 as Page 8960 as Document No. 543297, Official Records.

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

EILEEN AVILA shall have a life estate in said property, and shall pay all utilities, property taxes, property insurance and maintenance for said property during her occupancy. Said life estate shall terminate upon the death of Eileen Avila. Eileen Avila shall maintain the residence in a habitable condition.

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

Dated this 9 day of March, 2020.




Lucy Frausto Avila

STATE OF NEVADA)
) SS.
CARSON CITY)

On this 9 day of March, 2020, before the undersigned, a Notary Public, personally appeared Lucy Frausto Avila, 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 or she executed it.





Notary Public

COPIED

**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) 1420-08-314-007
(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

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 Jucy Avila Capacity Grantor
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: LUCY AVILA
Address: 1050 PEBBLE BEACH CT
City: MINDEN, NEV.
State: _____ Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

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

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____