

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



KAREN ELLISON, RECORDER

E10

APN: 1219-03-002-060

WHEN RECORDED MAIL TO:  
SEND TAX DOCUMENTS TO:

Sharon and Tom Mason  
249 Mottsville Lane  
Gardnerville, NV 89460

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

## DEED UPON DEATH

We, TOM E. MASON and SHARON J. MASON, hereby convey to our children, TROY MASON, LEE MASON, NATALIE MASON and MATTHEW MASON, as joint tenants with right of survivorship, effective upon both of our deaths, all right, title and interest in the real property commonly known as 249 Mottsville Lane, County of Douglas, State of Nevada, and more particularly described as:

Lot 1, as shown on the Official Map of JONES RANCH ACRES, filed for record in the Office of the County Recorder of Douglas County, Nevada on July 5, 1979 in Book 779, Page 264, as Document No. 34026, and Certificate of Amendment recorded June 18, 1981 in Book 681, Page 1628, as Document No. 57434.

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.

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 17, 2020

Tom E. Mason  
Signature- TOM E. MASON

Sharon J. Mason  
Signature- SHARON J. MASON

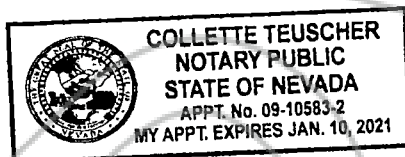
-LOOSE CERTIFICATE ATTACHED-

State of Nevada )  
Carson City )

Subscribed and sworn to on this March 17, 2020, before me, a notary public, by TOM E. MASON and SHARON J. MASON personally appeared and personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

Collette Teuscher

NOTARY SEAL



THIS JURAT IS ATTACHED TO A DEED UPON DEATH

DATED March 17, 2020

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1219-03-002-060  
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 \_\_\_\_\_

|  |            |
|--|------------|
| <b>FOR RECORDERS OPTIONAL USE ONLY</b> |            |
| 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>Tom Mason</u>                 | Capacity <u>Grantor</u>                   |
| Signature <u>Sharon J. Mason</u>           | Capacity <u>Grantor</u>                   |
| SELLER (GRANTOR) INFORMATION<br>(REQUIRED) | BUYER (GRANTEE) INFORMATION<br>(REQUIRED) |

|   |   |
|---|---|
| Print Name: <u>Tom &amp; Sharon Mason</u> | Print Name: <u>Troy, Lee, Natalie &amp; Matthew Mason</u> |
| Address: <u>249 Mottsville Lane</u>       | Address: <u>249 Mottsville Lane</u>                       |
| City: <u>Gardnerville</u>                 | City: <u>Gardnerville</u>                                 |
| State: <u>NV</u> Zip: <u>89460</u>        | State: <u>NV</u> Zip: <u>89460</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

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)