

APN # 1320-33-311-014

Recording Requested by/Mail to:

Lee V. Griffith
1296 Kimbles Way
Gardnerville, NV 89410

Mail Tax Statements to:

Lee V. Griffith
1296 Kimbles Way
Gardnerville, NV 89410



KAREN ELLISON, RECORDER

E10

DEED UPON DEATH

Title of Document

I Lee Vern Griffith hereby convey to James (Jim) Meyer Griffith, a married man, as his sole and separate property, and Roger Lee Griffith, a single man, both as joint tenants with right of survivorship, effective on my death, all right, title and interest in the real property commonly known as 1296 Kimbles Way, City of Gardnerville, County of Douglas, State of Nevada, and more particularly described as:

LOT14, BLOCK A, AS SET FORTH ON FINAL SUBDIVISION MAP FSM-1006-2 FOR CHICHESTER ESTATES PHASE 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 9, 1996, IN BOOK 1296 AT PAGE 1286, AS DOCUMENT NO. 402540 AND AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED JULY 17, 2001 IN BOOK 0701, PAGE 3929 AS INSTRUMENT NO. 518479 OF OFFICIAL RECORDS

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. 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.

May 13, 2020 (Date)

Lee Griffith (Signature)

Lee J. Griffith (Printed Name)

State of Nevada } ss.

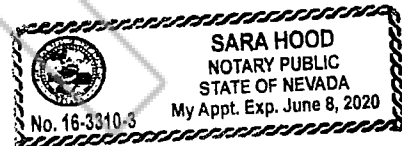
County of Douglas }

Subscribed and sworn to on this 13 day of May in the year 2020 before me,

Sara Hood, Notary

by Lee Vern Griffith

Sara Hood



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-33-311-014
 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: A conveyance of real property by deed which becomes effective upon the death of the grantor.

5. 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 Lee Griffith Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lee V. Griffith
 Address: 1296 Kimbles way
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James M Griffith and Roger L. Griffith
 Address: 15251 26th St, 1430 Cypress
 City: Phoenix Tracy
 State: AZ 85048 CA 95376

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/MICROFILMED)