

APN: 1220-21-111-072

Recorded at the Request of:  
Heritage Law, A Division of  
Kalicki Collier, LLP  
1625 Highway 88, Suite 304  
Minden, NV 89423



KAREN ELLISON, RECORDER

E10

Mail Future Tax Statements To:  
Theresa Foster  
765 E. Cottage Loop  
Gardnerville, NV 89460

**DEED UPON DEATH**

I, THERESA FOSTER, an unmarried woman, hereby convey to HEATHER ANN WILDMAN and KRISTOPHER ROBERT FOSTER, as joint tenants with right of survivorship, effective on my death, my fee interest in the real property commonly known as 765 E. Cottage Loop, Gardnerville, Douglas County, Nevada, and more particularly described as follows:

**Lot 6, as shown on the Amended Final Map of COTTAGES AT CARSON VALLEY, PHASE 1, a Planned Development #PD 05-003-3, an Amendment of Heritage Nevada Senior Housing, a Planned Development #PD 05-003, Recorded in the Office of the Douglas County Recorder, State of Nevada, on June 20, 2017, as Document No, 2017-900311, Official Records.**

Pursuant to NRS 111.312, the above legal description previously appeared in that certain Grant, Bargain, and Sale Deed recorded on May 4, 2020, as Document Number 2020-945565.

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(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.

Date: May 7, 2020.

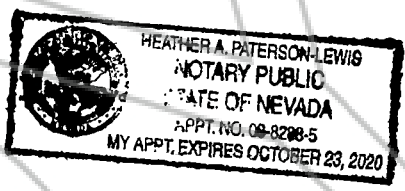
*Theresa Louise Foster*  
\_\_\_\_\_  
THERESA LOUISE FOSTER

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS        )

On May 7, 2020, before me, a Notary Public, personally appeared THERESA LOUISE 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



COPY

**State of Nevada  
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

1. Assessor Parcel Number(s)  
 a) 1220-21-111-072  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_

2 Type of Property:

- |  |   |
|--|---|
| a) <input type="checkbox"/> Vacant Land  | b) <input checked="" type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex                    |
| e) <input type="checkbox"/> Apt. Bldg.   | f) <input type="checkbox"/> Comm'l/Ind'l                |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home                 |
| i) <input type="checkbox"/> 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: \$ -0-

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, inclusive

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 therein. 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: [Handwritten Signature] Capacity: Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION - REQUIRED**

Name: Theresa Foster  
 Address: 765 E. Cottage Loop  
 City, State, ZIP: Gardnerville, NV 89460

**BUYER (GRANTEE) INFORMATION -**

Name: SAME  
 Address:  
 City, State, ZIP:

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

Print Name: Heritage Law Group Escrow # \_\_\_\_\_  
 Address: 1625 Highway 88, Suite 304  
 City, State, ZIP: Minden, NV 89423