

APN: 1220-21-810-010

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:
Andrea Dion
3320 Dog Leg Drive
Minden, NV 89423

The undersigned hereby affirms that this document submitted for recording does not contain personal information as required by law.

DEED UPON DEATH

I, ANDREA DION, an unmarried woman, hereby convey to SEAN M. DION, CARLY R. DION and COLLIN J. DION, as joint tenants with right of survivorship, effective on my death, the real property commonly known as 3320 Dog Leg Drive, Minden, Douglas County, Nevada, and more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" AND MADE A PART HEREOF

Pursuant to NRS 111.312, the above legal description was previously recorded in Grant, Bargain, Sale Deed recorded as Document No. 846789 of Official Records of Douglas County, State of Nevada, on July 23, 2014.

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.

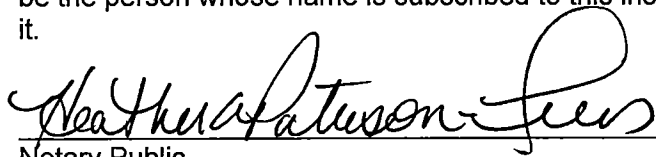
THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

Date: June ____, 2020.

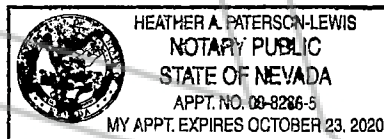
ANDREA DION

STATE OF NEVADA)
): ss.
COUNTY OF DOUGLAS)

On June 6, 2020, before me, Heather Paterson-Lewis, a Notary Public, personally appeared ANDREA DION 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.



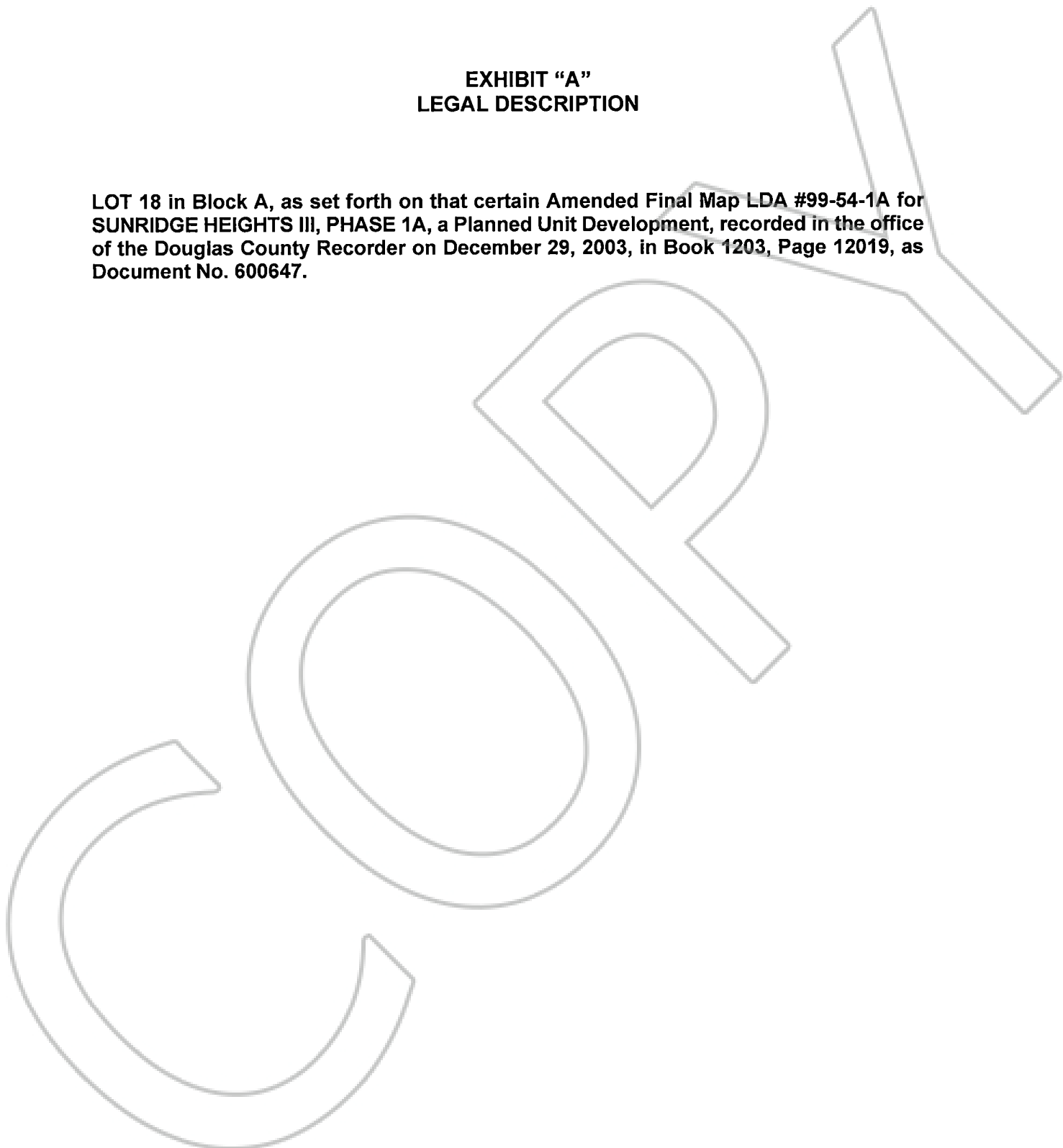
Notary Public



APN: 1420-18-710-018

**EXHIBIT "A"
LEGAL DESCRIPTION**

LOT 18 in Block A, as set forth on that certain Amended Final Map LDA #99-54-1A for SUNRIDGE HEIGHTS III, PHASE 1A, a Planned Unit Development, recorded in the office of the Douglas County Recorder on December 29, 2003, in Book 1203, Page 12019, as Document No. 600647.



**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) 1420-18-710-018
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'/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: *Andrea Dion* Capacity: Grantor
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: Andrea Dion
Address: 3320 Dog Leg Drive
City, State, ZIP: Minden, NV 89423

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: Sean M. Dion, Carly R. Dion & Collin J. Dion
JTWROS
Address: 3320 Dog Leg Drive
City, State, ZIP: Minden, NV 89423

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Heritage Law, A Division of Kalicki Collier, LLP Escrow # _____
Address: 1625 Highway 88, Suite 304
City, State, ZIP: Minden, NV 89423