

APN: 1220-18-001-008  
WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:  
Amy Sue Hayes  
969 Centerville Lane  
Gardnerville, NV 89460



KAREN ELLISON, RECORDER E10

**DEED UPON DEATH**

I, AMY SUE HAYES ("Grantor"), hereby convey to HENRY N. RAYMOND ("Grantee"), **effective on my death**, all of my 50% right, title and interest in the real property commonly known as 969 Centerville Lane, Gardnerville, NV 89460, and more particularly described in Exhibit A, attached hereto.

**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 GRANTOR'S ENTIRE INTEREST IN THE SAME REAL PROPERTY.**

The undersigned hereby affirms that this document submitted for recording does not contain a social security number.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed this 25 day of ~~April~~, 2020.  
June

\_\_\_\_\_  
AMY SUE HAYES

**ACKNOWLEDGMENT**

STATE OF NEVADA }  
COUNTY OF DOUGLAS } ss.  
Carson City June

On this 25 day of ~~April~~, 2020, before me, the undersigned, a Notary Public, personally appeared AMY SUE HAYES known to me to be the person described herein, who executed the foregoing Grant, Bargain and Sale Deed as Grantor, and acknowledged to me that she executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.

\_\_\_\_\_  
NOTARY PUBLIC June 25, 2020  
(SEAL)

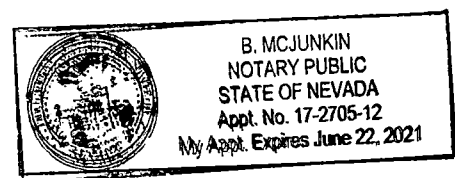


EXHIBIT "A"

That certain real property and improvements situated in the County of Douglas, State of Nevada, and more particularly described as follows:

PARCEL 1:

A PARCEL OF LAND LOCATED WITHIN THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER (E1/2NE1/4) OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL A AS SHOWN ON THE AMENDED PARCEL MAP FOR AL ROSSWORN AS RECORDED IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA ON AUGUST 10, 1992 IN BOOK 892, AT PAGE 1259, AS DOCUMENT NO. 285543;

THENCE SOUTH  $00^{\circ}17'21''$  WEST, 1324.20 FEET; THENCE SOUTH  $00^{\circ}19'33''$  WEST, 13.31 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $89^{\circ}36'42''$  EAST, 381.68 FEET; THENCE SOUTH  $00^{\circ}13'19''$  EAST, 1125.41 FEET; THENCE SOUTH  $89^{\circ}36'42''$  WEST, 392.44 FEET; THENCE NORTH  $00^{\circ}19'33''$  EAST, 1125.49 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING OF THIS DESCRIPTION IS THE NORTH LINE OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, AS SHOWN ON THE AMENDED PARCEL MAP FOR AL ROSSWORN, FILED FOR RECORD ON AUGUST 10, 1992, IN BOOK 892, PAGE 1259, AS DOCUMENT NO. 285543, OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA.

REFERENCE IS MADE TO RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON DECEMBER 15, 1995 IN BOOK 1295 AT PAGE 2268 AS DOCUMENT NO. 376956.

PARCEL 2:

A FIFTY-FOOT (50') WIDE EASEMENT FOR PRIVATE ACCESS LOCATED WITHIN THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER (E1/2NE1/4) OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL A AS SHOWN ON THE AMENDED PARCEL MAP FOR AL ROSSWORN AS RECORDED IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA ON AUGUST 10, 1992 IN BOOK 892, AT PAGE 1259, AS DOCUMENT NO. 285543;

THENCE NORTH 89°36'42" EAST, 50.00 FEET; THENCE SOUTH 00°17'21" WEST, 1324.80 FEET; THENCE SOUTH 00°19'33" WEST, 12.70 FEET; THENCE SOUTH 89°36'42" WEST, 50.00 FEET; THENCE NORTH 00°19'33" EAST, 13.31 FEET; THENCE NORTH 00°17'21" EAST, 1324.20 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 28, 1999, IN BOOK 599, PAGE 5985, AS INSTRUMENT NO. 469133.

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.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Also known as 969 Centerville Lane, Gardnerville, NV 89460; APN 1220-18-001-008.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-18-001-008  
 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: \$ 800,000  
 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 ON DEATH

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 [Signature] Capacity Grantee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: AMY SUE HAYES  
 Address: 969 CENTERVILLE LN  
 City: GARDNERVILLE  
 State: NV Zip: 89460

Print Name: HENRY N. RAYMOND  
 Address: SAME  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

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)