

APN: 1220-22-310-122

Recording Requested By:
HERITAGE LAW, A Division of
KALICKI COLLIER, LLP
1625 Highway 88, Suite 304
Minden, Nevada 89423



KAREN ELLISON, RECORDER E10

Mail Future Tax Statements To:
Eugene F. Abat
692 Lassen Way
Gardnerville, NV 89460

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

DEED UPON DEATH

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

I, EUGENE F. ABAT, an unmarried man, hereby convey to CATHERINE JACKSON, STEVEN ABAT, THERESA CAREY, ANTHONY ABAT, DANIEL ABAT, DIANE VALENTINE, LINDA BAKER, PAULA HUDNALL, PAMELA MONIZ, WENDE BAKER, and STANLEY BAKER, as joint tenants with right of survivorship, effective on my death, all right, title, and interest in the real property commonly known as 692 Lassen Way, Gardnerville, Douglas County, Nevada, and more particularly described as follows:

Lot 63, as shown on the map of Gardnerville Ranchos Unite No. 7, filed for record in the office of the County Recorder of Douglas County, Nevada on March 27, 1974, as Document No. 72456.

Pursuant to NRS 111.312, the above legal description previously appeared in Grant Deed recorded on May 5, 2011, as Document No. 0782705.

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.

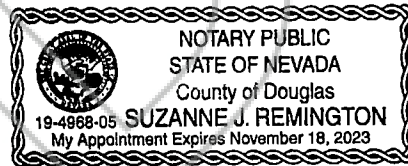
Dated: August 19, 2020.

Eugene F. Abat
EUGENE F. ABAT, Grantor

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On August 19, 2020, before me, Suzanne J. Remington, personally appeared EUGENE F. ABAT, 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 he and she executed it.

Suzanne J. Remington
Notary Public



**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) 1220-22-310-122
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(s) 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: Eugene F. Abat Capacity: Grantor
Signature: Eugene F. Abat Capacity: Grantee

SELLER (GRANTOR) INFORMATION - REQUIRED

Name: Eugene F. Abat
Address: 692 Lassen Way
City, State, ZIP: Gardnerville, NV 89460

BUYER (GRANTEE) INFORMATION - REQUIRED

Name: Eugene F. Abat
Address: 692 Lassen Way
City, State, ZIP: Gardnerville, NV 89460

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