

Prepared By:
VERLIN ROGER KOPLIN JR
3760 ANDESITE RD
WELLINGTON, NV 89444



KAREN ELLISON, RECORDER E10

After Recording Return To:
JOHN EDWARD EBERHARD
3760 ANDESITE RD
WELLINGTON, NV 89444

APN 1022-16-002-052

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRANSFER ON DEATH DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

I, JOHN EDWARD EBERHARD, a single person, (herein referred to as "Grantor"), does hereby convey unto Grantee(s) as designated below, (herein referred to as "Grantee"), effective upon my death, the following described real property located in WELLINGTON, in the County of DOUGLAS, State of Nevada:

Legal Description:

Lot 21 in block j as shown on the map of TOPAZ RANCH ESTATES UNIT#4 filed for records in the office of the county recorder of Douglas county ,state of Nevada on November 16,1970 ii book 1 of maps page 224 as document no.50212

If the Grantee Beneficiary predeceases me, the conveyance to that Grantee Beneficiary shall:

Become part of the estate of the Grantee Beneficiary.

THIS TRANSFER ON DEATH DEED IS REVOCABLE. THIS TRANSFER ON DEATH DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS TRANSFER ON DEATH 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.

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

Grantee(s):

CHRISTINE LYNN PATTERSON
3760 ANDESITE RD
WELLINGTON, Nevada 89444

VERLIN ROGER KOPLIN JR
3760 ANDESITE RD
WELLINGTON, Nevada 89444

Mail Tax Statements To:

JOHN EDWARD EBERHARD
3760 ANDESITE RD
WELLINGTON, Nevada 89444

[SIGNATURE PAGE FOLLOWS]

Grantor Acknowledgement

Grantor Signature:

DATED: October 1, 2020

J E Eberhard
JOHN EDWARD EBERHARD
3760 ANDESITE RD
WELLINGTON, Nevada 89444

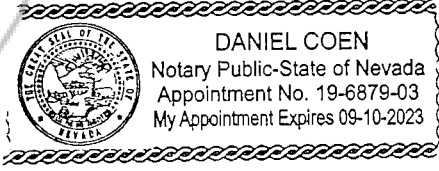
STATE OF NEVADA, COUNTY OF DOUGLAS, ss:

This instrument was acknowledged before me on this 01 day of OCT, 2020 by JOHN EDWARD EBERHARD.

[Signature]
Notary Public

NOTARY PUBLIC
Title (and Rank)

My commission expires: 9/10/2023



**STATE OF NEVADA
DECLARATION OF VALUE**

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

1. Assessor Parcel Number (s)
(a) 1022-16-002-052
(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

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: Deed upon death

5. Partial Interest: Percentage being transferred: _____ %

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 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)
Print Name: John Eberhard
Address: 3760 Andesite Rd
City: Wellington R.
State: NV Zip: 89444

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: _____
Address: _____
City: SAME
State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____