DOUGLAS COUNTY, NV

Rec:\$40.00 Total:\$40.00

MARIANNE KARTER

2020-953877

10/05/2020 11:10 AM

Pgs=5

Prepared By:

Marianne Karter 1104 Adobe Dr.

Carson City, NV 89705

KAREN ELLISON RECORDER

E10

After Recording Return To:

Kelly Karter 24468 Shadeland Dr. Newhall, CA 91321

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRANSFER ON DEATH DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

I, Marianne Karter, a single person, (herein referred to as "Grantor"), does hereby convey unto Kelly Karter, (herein referred to as "Grantee"), effective upon my death, the following described real property located in Carson City, in the County of Douglas, State of Nevada:

Legal Description: See exhibit A

A single family residence commonly known as 1104 Adobe Dr. Carson city, Douglas County, Nevada 89705 Tax Assessor Parcel No. 1420-07-613-015

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

Become null and void.

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):

Kelly Karter 24468 Shadeland Dr. Newhall, California 91321

Mail Tax Statements To:

Marianne Karter 1104 Adobe Dr. Carson City, Nevada 89705



Grantor Acknowledgement

Grantor Signature:		
DATED: 10-5-2020		
Marianne Karter 1104 Adobe Dr. Carson City, Nevada 89705		
STATE OF NEVADA, COUNTY OF DOUGLAS, ss:		
This instrument was acknowledged before me on this 5^{μ} day of $2708e$, 2020 by Marianne Karter.		
STATE OF NEVADA County of Douglas JODI O. STOVALL	Notary Public Notary Public Title (and Rank)	
	My commission expires: 8-5-24	

WHEN RECORDED MAIL TO: EDWARD T. KARTER MARIANNE KARTER 1104 ADOBE

CARSON CITY, NV 89705

EXHIDITI

Escrow No. B53940JC R.P.T.T. 182.00 xx Based on full value Based on full value less liens

Order No.

INDIVIDUAL GRANT DEED

THIS INDENTURE WITNESSETH:

That for a valuable consideration, receipt of which is hereby acknowledged, MIKE HICKEY CONSTRUCTION, INC., a Nevada corporation, and KIM POSNIEN and DEBBIE POSNIEN, husband and wife all as joint tenants

(GRANTOR), does hereby grant, bargain, sell, and convey to EDWARD T. KARTER and MARIANNE KARTER, husband and wife as joint tenants with rights of survivorship

(GRANTEE), all that real property in the County of DOUGLAS State of Nevada, , specifically described as: being Assessor's Parcel Number 21-305-02 Lot 2, in Block B, as shown on the Official Map of SUNRIDGE UNIT NO. 1-A, filed for record in the Office of the County Recorder of Douglas County Nevada, on April 15, 1988, in Book 488, Page 1638, as Document No. 176220. A.P.N. 21-305-02

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

)ss.

Dated February 5, 1993

STATE OF NEVADA

County of DOUGLAS

on feliculous before me, a (notary public, personally appeared JAMES M. HICKEY, KIM POSNEIN & DEBBIE POSNEIN

personally known or proved to me to be the person(s) whose name(s) are subscribed to the above instrument who acknowledged, that they executed the instrument.

Notary Yublic がDY A. COCLICH Notify Public - State of Nevada Algorithm Recorded in Carson City MY APPOINTMENT EXPINES OCT. 3, 1995

SCARPELLO & ALLING CARSON CITY OFFICE BANK OF AMERICA CENTER 600 WILLIAM STREET, SUITE 301 CARSON CITY, NEVADA 89701-4502 TELEPHONE (702) 882-4577

LAKE TAHOE OFFICE KINGSBURY SQUARE P.O. BOX 3390 STATELINE, NEVADA 89449-3390 TELEPHONE (702) 588-6676

CONSTRUCTION, INC

JAMES M. HICKEY PRESIDENT

MAIL TAX STATEMENT TO: SAME AS ABOVE

FOR RECORDER'S USE

WESTERN THEE COMPANY, INC.

'93 FEB 26 A10:59

SUZANNI BEAUDREAU

PAIU KO DEPUTY 300518

BOOK 293 PAGE4435

deed

STAT	E OF NEVADA	
DECL	ARATION OF VALUE	
1.	Assessor Parcel Number(s)	
	a) 1420-07-613-015	^
	b)	
	c)	
	d)	\ \
		\ \
2.	Type of Property:	\ \
	a) Vacant Land b) Single Fam. R.	og.
	c) Condo/Twnhse d) 2-4 Plex	
		FOR RECORDERS OPTIONAL USE ONLY
	e) Apt. Bldg f) Comm'l/Ind'l	BOOK PAGE DATE OF RECORDING:
	g) Agricultural h) Mobile Home	NOTES:
	i) Other	AG 120.
3.	Total Value/Sales Price of Property:	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
٥.	Deed in Lieu of Foreclosure Only (value of property	
	Transfer Tax Value:	, s
	Real Property Transfer Tax Due:	\$
4.	If Exemption Claimed:	\ \(\alpha\)
	a. Transfer Tax Exemption per NRS 375.090.	Section# / O
	b. Explain Reason for Exemption: Dee	o 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		
Sur	prorted by documentation if called upon to substa	antiate the information provided herein. Furthermore, the
nar	ties agree that disallowance of any claimed exem	aption, or other determination of additional tax due, may
res	ult in a penalty of 10% of the tax due plus interes	at at 1% per month.
103	art in a postately of 1070 of the tast due plus interes	,
Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.		
Signati	ure marianna Kantel	Capacity Grantor
/ " /	1/1/1/	$\int \int $
Signati	ure Alle Sail	Capacity Grantee
Ĭ		
	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
	(REQUIRED)	(REQUIRED)
\	Marketon Kartan	Kally Kortor
	ame: Marianne Karter	Print Name: Kelly Karter
	s: 1104 Adobe Dr.	Address: 24468 Shadeland Dr.
764	Carson City	City: Newhall
State: 1	Nevada Zip: 89705	State: California Zip: 91321
an a	AND THE COLUMN TO SECOND A SECONDARIO	
	ANY/PERSON REQUESTING RECORDING	•
•	required if not the seller or buyer)	Escrow#
	ame:	ESCIUW #
Address	s:State:	Zip:
City:		MAY BE RECORDED/MICROFILMED)
	(