

**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.

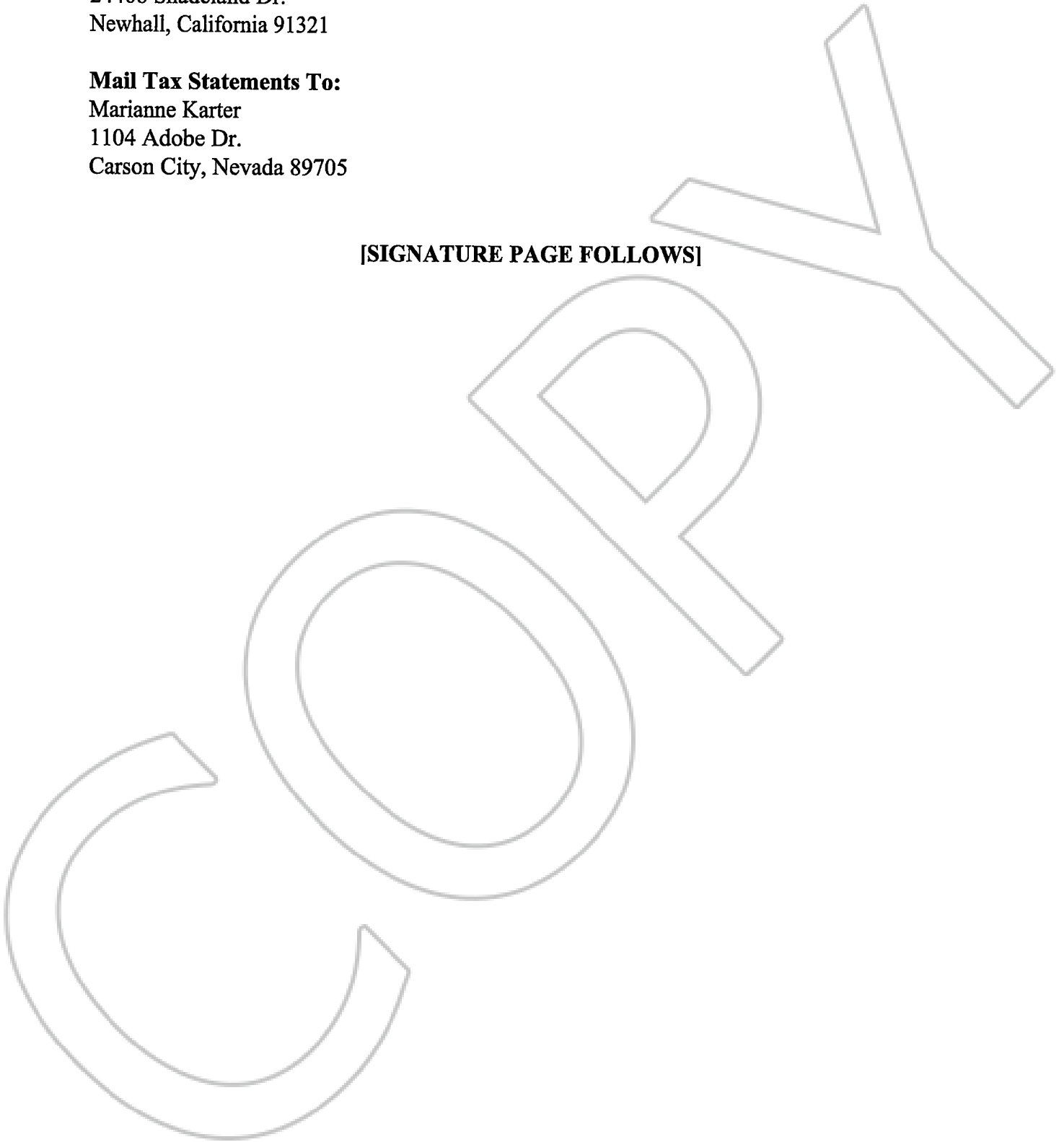
**Grantee(s):**

Kelly Karter  
24468 Shadeland Dr.  
Newhall, California 91321

**Mail Tax Statements To:**

Marianne Karter  
1104 Adobe Dr.  
Carson City, Nevada 89705

**[SIGNATURE PAGE FOLLOWS]**



**Grantor Acknowledgement**

**Grantor Signature:**

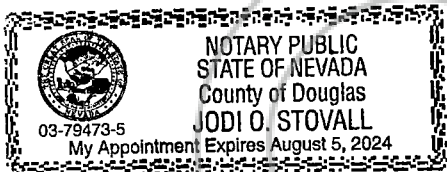
DATED: 10-5-2020

Marianne Karter

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<sup>th</sup> day of October, 2020 by  
Marianne Karter.



Jodi O. Stovall

Notary Public

NOTARY PUBLIC

Title (and Rank)

My commission expires: 8-5-24



STATE OF NEVADA  
DECLARATION 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. 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: \_\_\_\_\_ \$  
 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 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 Marianne Karter Capacity Grantor

Signature Kelly Karter Capacity Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Marianne Karter  
 Address: 1104 Adobe Dr.  
 City: Carson City  
 State: Nevada Zip: 89705

Print Name: Kelly Karter  
 Address: 24468 Shadeland Dr.  
 City: Newhall  
 State: California Zip: 91321

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_