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KAREN ELLISON, RECORDER

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APN # 1022-16-001-033
Recording request by and mail documents
and tax statements to: Steven H. Nielsen
3635 Ruby Court, Wellington, NV 89444
NO social security #s of any person herein.

(Beneficiary) DEED UPON DEATH - AFFIDAVIT OF GRANTOR
SUBSECTION 1 OF NRS 111.655 through NRS 111.699

I, the undersigned, Steven H. Nielsen, an unmarried man, Grantor, now sign and execute this Deed upon Death, whereas I hereby convey and grant to my son, (50%) Nick S. Mavrakis, and my daughter (50%) Jamie E. Denham, as inheritance in each equal 50%-50% fair portions, the ownership of my home/property, so effective upon my death. They shall equally inherit the property commonly known as: 3635 Ruby Court, Wellington, Douglas County, Nevada 89444, legally known as: APN #1022-16-001-033, please see "Exhibit A," attached and referenced.

I reaffirm my son, (50%) Nick S. Mavrakis, and my daughter (50%) Jamie E. Denham, shall inherit my property in equal, fair shares, fully conveyed immediately upon my death, with all improvements, tenements, hereditaments, appurtenances, easements, water rights, belonging or appertaining, reversions, rents, issues, profits.

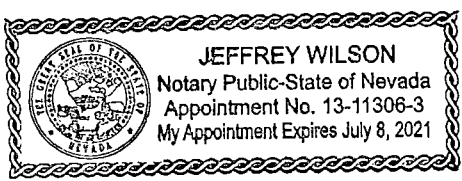
THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY SIGNED GRANTOR WHICH CONVEY THE SAME REAL PROPERTY, PURSUANT TO N.R.S. 111.655 TO 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF GRANTOR IN THE SAME REAL PROPERTY.
Undersigned affirms document has NO social security #s of a person(s).

Dated 10-14, 2020, by Steven H. Nielsen Steven H. Nielsen, Grantor

State of Nevada }
 }s.s
County of Douglas }

Subscribed/Sworn/Acknowledged to before me, Nevada Notary Public for Douglas County, on 10-14, 2020, by Steven H. Nielsen, Grantor, identified personally appearing, who signed this Deed of his own free voluntary act, deed, and will.

Jeffrey Wilson Notary Public



“EXHIBIT A”

Lot 2, Block M as shown on the map entitled Topaz Ranch Estates,
Unit No.4, filed for record Nov. 16, 1970, in the office of the
County Recorder of Douglas County, Nevada, as Doc. 50212.

APN#1022-16-001-033, 3635 Ruby Court, Wellington, Douglas
County, NV 89444

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1022-16-001-033
 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: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 10
 b. Explain Reason for Exemption: No sale no consideration, owner transferring upon his future death to his adult children his property as current sole owner.

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 *Steven H. Nielsen* Capacity Grantor, Steven H. Nielsen

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Steven H. Nielsen
 Address: 3635 Ruby Court
 City: Wellington
 State: NV Zip: 89444

Print Name: Nick S. Mavrakis & Jaime E. (Nielsen) Denham
 Address: 3635 Ruby Court
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____