

APN: 1220-27-110-016



After Recording Mail to:

Anneka M. Bishow  
1390 Rancho Rd.  
Gardnerville, NV 89460

KAREN ELLISON, RECORDER

E10

The undersigned affirms that this document **does not** contain the social security number of any person, as required by NRS 440.380. (NRS 239B.030).

## TRANSFER ON DEATH DEED

By this instrument, ANNEKA M. BISHOW, a widow, Grantor, transfers upon her death to KEITH TYLER BISHOW, a married man as his sole and separate property, and BRITNEY MARIE BISHOW, a single woman, each as to an undivided one-half interest, as tenants-in-common, as Grantee Beneficiaries, the following described real property in the County of Douglas, State of Nevada:

Lot 150, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, Page 676, as File No. 72456.

Per NRS 111.312, this legal description was previously recorded as Document No. 249965 on May 3, 1991.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantee.

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.

IN WITNESS WHEREOF, the Grantor execute this conveyance on the 17<sup>th</sup> day of November, 2020.

*Anneka M. Bishow*

ANNEKA M. BISHOW

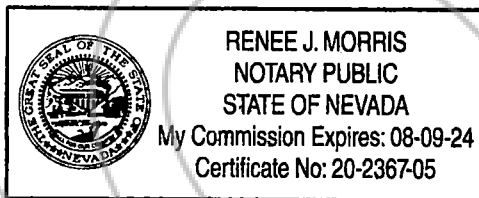
**ACKNOWLEDGMENT**

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS    )

On November 17, 2020, before me, Renee J. Morris, Notary Public, personally appeared ANNEKA M. BISHOW, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Seal



*Renee J. Morris*  
NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 1220-27-110-016
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

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

**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:**

\$                   -0-

Deed in Lieu of Foreclosure Only (value of property): \$                   -0-

Transfer Tax Value: \$                   -0-

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: This transfer by Grantor does not take effect until Grantor's death and is being made without consideration

**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: Anneka Marie Bishow Capacity: Grantor

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (Required)**

Print Name: Anneka M. Bishow

Address: 1390 Rancho Rd.

City/State/Zip: Gardnerville, NV 89460

**BUYER (GRANTEE) INFORMATION (Required)**

Print Name: Anneka M. Bishow

Address: 1390 Rancho Rd.

City/State/Zip: Gardnerville, NV 89460

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# \_\_\_\_\_

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423