

APN# 13-052-04



KAREN ELLISON, RECORDER E10

Recording Requested by/Mail to:
Name: Day R. Williams, Esq.
Address: 1601 Fairview Drive, Suite C
City/State/Zip: Carson City, NV 89701

Mail Tax Statements to:
Name: William J. Culbert
Address: 3260 Judd Street
City/State/Zip: Minden, NV 89423

Beneficiary Deed (Deed on Death) (NRS 111.655 to 111.699)

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)
- Judgment – NRS 17.150(4)
- Military Discharge – NRS 419.020(2)

Signature
William J. Culbert
Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

A.P.N. 13-052-04

MAIL TAX STATEMENTS TO:
WILLIAM J. CULBERT
3260 Judd Street
Minden NV 89423

BENEFICIARY DEED (DEED ON DEATH) (NRS 111.655 to 111.699)

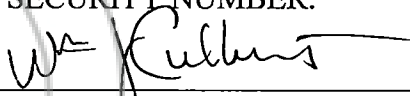
I, WILLIAM J. CULBERT, an unmarried man, erroneously identified as WILLIAM D. CULBERT on Document No. 332004, hereby convey to my second cousin, Lorraine Overstreet, 7113 Milbury Court, ElkrIDGE MD 21075, and her heirs, effective upon my death, all rights, title and interest in the following real property situated in Douglas County, State of Nevada, bounded and described as follows:

See Description attached hereto.

Together with all improvements, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

WILLIAM J. CULBERT makes this transfer as a gift and without consideration.

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

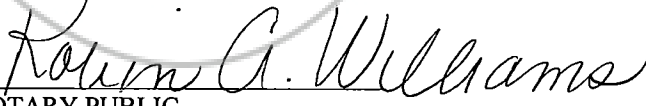


WILLIAM J. CULBERT

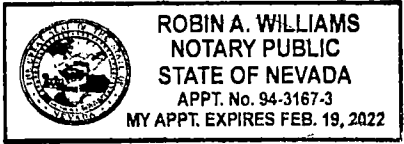
STATE OF NEVADA)
 ss
CARSON CITY)

On NOV. 2, 2020
before me, the undersigned, a Notary
Public in and for said County and State,
personally appeared
WILLIAM JOSEPH CULBERT
personally known to be (or proved to me on the basis of satisfactory evidence) to
be the person whose name is described in the within instrument, and acknowledged
to me that he executed it.

WITNESS my hand and Official Seal,



NOTARY PUBLIC



DESCRIPTION:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

All that portion of the East Half of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 1, Township 14 North, Range 19 East, Mount Diablo Base and Meridian, described as follows:

COMMENCING at the found brass cap marking the Section corner common to Sections 1,6,7, and 12 in Township 14 North, Range 19 East, and 14 North, Range 20 East; thence along the East line of said Section 1, North $0^{\circ}05'45''$ West a distance of 2,642.16 feet; thence South $89^{\circ}23'30''$ West a distance of 744.23 feet; thence South $0^{\circ}05'45''$ East a distance of 176.00 feet to the True Point of Commencement; thence from the True Point of Commencement, continuing South $0^{\circ}05'45''$ East a distance of 352.00 feet; thence North $89^{\circ}23'30''$ East a distance of 78.13 feet; thence South $0^{\circ}05'45''$ East a distance of 40.18 feet; thence North $23^{\circ}33'$ East a distance of 66.65 feet; thence along a curve to the left with a radius of 260 feet and a central angle of $15^{\circ}53^{\circ}$ with a length of 72.08 feet; thence North $7^{\circ}35'$ East a distance of 207.91 feet; thence North $70^{\circ}15'07''$ West a distance of 161.74 feet to the True Point of Commencement.

ALSO BEING SHOWN AS Parcel four on that certain Record of Survey filed January 22, 1973, as Document No. 63803 in the office of the Douglas County Recorder, State of Nevada.

A.P.N. 13-052-04

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 13-052-04
 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: <u>12/4/20</u>	
NOTES: <u>Okay by Robin to</u> <u>file election #2</u> <u>by phone</u>	

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: Transfer of Title that becomes effective upon the death
of the grantor, 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 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 W J Culbert Capacity _____ Grantor
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: William J. Culbert
 Address: 3260 Judd Street
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: William J. Culbert
 Address: 3260 Judd Street
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)
 Print Name: Day R. Williams, Esq. Escrow # _____
 Address: 1601 Fairview Drive, Suite C
 City: Carson City State: NV Zip: 89701

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)