

APN: 1220-03-211-007

Recording Requested by:
Micheale Campoy McCarthy
1426 Red Cedar Ave.
Gardnerville, Nevada 89410

Send Tax Statements To:
Micheale Campoy McCarthy
1426 Red Cedar Ave.
Gardnerville, Nevada 89410



KAREN ELLISON, RECORDER E10

Deed Upon Death

I, Micheale Campoy McCarthy (“Grantor”), hereby convey to Nichole C. McCarthy (“Grantee”), as her sole and separate property, effective on my death, all right, title and interest in the real property commonly known as 1426 Red Cedar Avenue, Gardnerville, State of Nevada, located in the County of Douglas, and more particularly described as follows:

Lot 7, Block B, as set forth on Final Subdivision Map LDA 01-047, Planned Unit Development for Arbor Gardens, Phase 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada on June 30, 2004 in Book 0604, Page 14661, as Document No. 617515, and by Certificate of Amendment recorded July 22, 2004, Book 0704, Page 9327, as Document No. 619458.

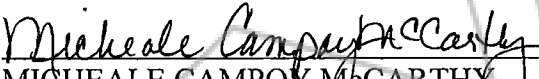
TOGETHER WITH all improvements, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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.

Pursuant to NRS 239B.030, I affirm that this instrument does not contain a social security number or the personal information of any person.

Pursuant to NRS 111.312, this legal description was previously recorded at Document No. 247437 on the 10th day of July, 2020.

DATED this 8th day of January, 2021.

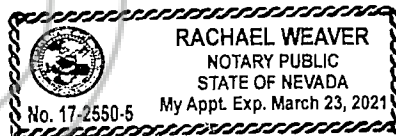

MICHEALE CAMPOY MCCARTHY

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

Subscribed and sworn to on this 8th day of January, 2021, before me personally appeared Micheale Campoy McCarthy, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that she executed it.

WITNESS my hand and official seal.


NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1220-03-211-007
 - 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: A conveyance of real property by deed which becomes effective upon the death of Grantor

5. Partial Interest: Percentage being transferred: 100.00 %

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 *Micheale Campoy McCarthy* Capacity _____ Representative _____

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Micheale Campoy McCarthy
Address: 1426 Red Cedar Ave.
City: Gardnerville
State: NV Zip: 89410

Print Name: Micheale Campoy McCarthy
Address: 1426 Red Cedar Ave.
City: Gardnerville
State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)**

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