

APN: 1220-21-610-151

RECORDING REQUESTED BY:

Mary R. Cole
724 Hornet Dr.
Gardnerville, NV 89460

AFTER RECORDATION, RETURN BY MAIL TO:

Mary R. Cole
724 Hornet Dr.
Gardnerville, NV 89460



KAREN ELLISON, RECORDER E10

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED UPON DEATH

THIS INDENTURE WITNESSETH: That MARY R. COLE, an unmarried woman, does hereby convey to DAKOTA ALEXANDRA STEPHAN, a single woman, effective upon my death Grantor's interest in the following described real property in the County of Douglas, State of Nevada:

Lot 553, as shown on the Official Map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record May 29, 1973 in the office of the County Recorder of Douglas County, Nevada, as Document No. 66512 and on Record of Survey recorded October 1, 1982, of Official Records at Page 006, as Document No.71399.

Per NRS 111.312, this legal description was previously recorded at Document No. 0606759, in Book 0304, Page 04210 on 03/09/2004

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anyway appertaining.

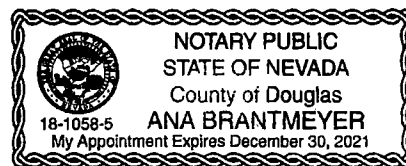
THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO SUBSECTION 1 OF NRS 111.109 REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE GRANTOR'S ENTIRE INTEREST IN THE SAME REAL PROPERTY.

Mary R. Cole

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 12th day of February, 2021, by Mary R. Cole.

Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-21-610-151
 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'/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 the grantor pursuant to NRS 111.109

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 [Signature] Capacity _____ Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Mary R. Cole
 Address: 724 Hornet Dr.
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Dakota Alexandra Stephan
 Address: 724 Hornet Dr.
 City: Gardnerville
 State: NV Zip: 89460

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

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

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