

APN: 1419-11-002-049

**DEED UPON DEATH**

*(with beneficiary designation pursuant to NRS 111.655 through 111.699)*

Form (c) Copyright 2020 by JOHNSON & JOHNSON

Grantor(s): **JOAN G. TINKER**

Grantee(s): **JOAN G. TINKER**, an individual, transfer on death to **KELLY CUMMINGS**, if she survives **JOAN G. TINKER**, or, if not, to the issue of **KELLY CUMMINGS** who survive **JOAN G. TINKER**, by right of representation, or, if none, to **CAROLYN HENDRICKSON**.

The undersigned grantor(s) do hereby convey, grant, bargain, sell, and warrant to the above-named grantee(s) the real property described below, located in the County of Douglas, State of Nevada. The property is more particularly described as follows:

**SEE EXHIBIT A, ATTACHED HERETO.**

The property is conveyed with all warranties of title (subject to encumbrances of record), together with each and every tenement, hereditament, and appurtenance thereof.

The undersigned grantor(s), under penalties of perjury, declare(s) that the actual consideration received for this conveyance was NIL.

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 THROUGH 111.699 REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE GRANTOR(S) INTEREST IN THE SAME REAL PROPERTY.

Date of this deed: January 12, 2021

Grantor(s):

  
\_\_\_\_\_  
JOAN G. TINKER

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF CLARK         )

On 1/12/2021 personally appeared before me, a Notary Public, **JOAN G. TINKER**, personally known to me (or proved by satisfactory evidence) to be the persons whose name is subscribed to the above instrument and who acknowledged she executed the instrument.

*Lindee H. Parker*  
\_\_\_\_\_  
NOTARY PUBLIC



Mail tax notice/bill to Grantee(s) whose address is:

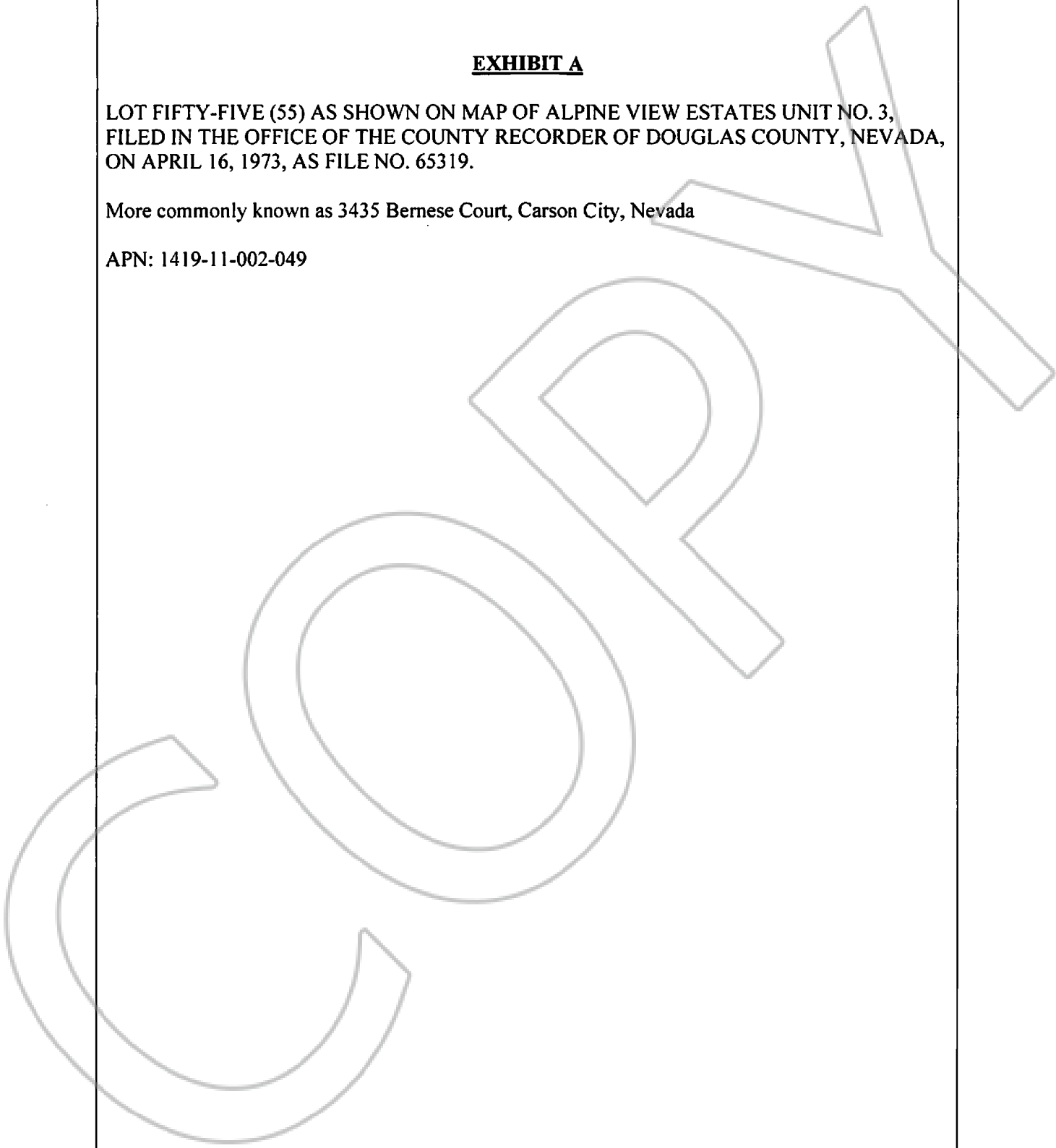
**JOAN G. TINKER**  
P.O. Box 60930  
Boulder City, Nevada 89006-0930

**EXHIBIT A**

LOT FIFTY-FIVE (55) AS SHOWN ON MAP OF ALPINE VIEW ESTATES UNIT NO. 3,  
FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA,  
ON APRIL 16, 1973, AS FILE NO. 65319.

More commonly known as 3435 Bernese Court, Carson City, Nevada

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**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1419-11-002-049  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex                    |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'l/Ind'l                |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home                 |
| <input type="checkbox"/> Other           |   |

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

- 3.a. Total Value/Sales Price of Property \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value: \$ 0.00  
 d. 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: Transfer of real property by deed which becomes effective upon the death of grantor pursuant to NRS 111.655 to 111.699 incl

5. Partial Interest: Percentage being transferred: 100 %  
 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: Joan G. Tinker Capacity: Grantee  
 Signature: Joan G. Tinker Capacity: Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Joan G. Tinker  
 Address: 3435 Bernese Court  
 City: Carson City  
 State: Nevada Zip: 89705

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Joan G. Tinker, etal  
 Address: 3435 Bernese Court  
 City: Carson City  
 State: Nevada Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: David C. Johnson  
 Address: 1160 N. Town Center Dr., Ste 390  
 City: Las Vegas

Escrow # \_\_\_\_\_  
 State: NV Zip: 89144