

**APN: 1220-08-812-054**

Recording Requested By:  
HERITAGE LAW, A Division of  
KALICKI COLLIER, LLP  
1625 Highway 88, Suite 304  
Minden, Nevada 89423



KAREN ELLISON, RECORDER E10

Mail Future Tax Statements To:  
Jeffrey L. Cotter and Patricia Hodges Cotter  
1087 Rocky Terrace Drive  
Gardnerville, NV 89460

The undersigned hereby affirms that this document submitted for recording does not contain personal information as required by law.

**DEED UPON DEATH**

We, JEFFREY L. COTTER and PATRICIA HODGES COTTER, husband and wife as joint tenants with right of survivorship, hereby convey to MEGHAN M. PIMENTEL and MARLO L. STEWART as Joint Tenants with Right of Survivorship, effective on our deaths or the death of the survivor of us, whichever the case might be, all right, title, and interest in the real property commonly known as 1087 Rocky Terrace Drive, Gardnerville, Douglas County, Nevada, and more particularly described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND  
MADE A PART HEREOF**

Pursuant to NRS 111.312, the above legal description previously appeared in that certain Grant, Bargain and Sale Deed recorded on April 15, 2020, as Document No. 2020-944731.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and 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.

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

Mail tax statement to the above address.

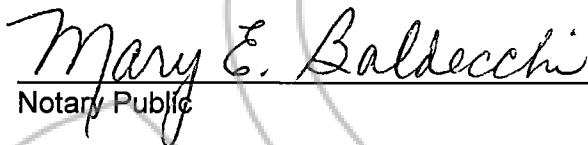
Dated: March 4, 2021.

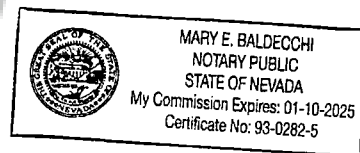
  
\_\_\_\_\_  
JEFFREY L. COTTER, Grantor

  
\_\_\_\_\_  
PATRICIA HODGES COTTER, Grantor

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS        )

On March 4, 2021, before me, a Notary Public, personally appeared JEFFREY L. COTTER and PATRICIA HODGES COTTER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that he and she executed it.

  
\_\_\_\_\_  
Notary Public



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**EXHIBIT "A"  
LEGAL DESCRIPTION**

**LOT 84 IN BLOCK E, AS SET FORTH ON THE FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT, PD 03-011, FOR ROCKY TERRACE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 30, 2005, IN BOOK 1105, PAGE 12654, DOCUMENT NO. 661875.**

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

**State of Nevada  
Declaration of Value**

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

1. Assessor Parcel Number(s)  
a) 1220-08-812-054  
b) \_\_\_\_\_  
c) \_\_\_\_\_

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                 |
| i) <input type="checkbox"/> Other:       |   |

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
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: Transfer which becomes effective upon the death of the Grantors pursuant to NRS 111.655 to 111/699, inclusive

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 therein. 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: [Signature] Capacity: Grantor *AGENT FOR GRANTORS*

Signature: [Signature] Capacity: Grantor *AGENT FOR GRANTORS*

**SELLER (GRANTOR) INFORMATION - REQUIRED**

Name: Jeffrey L. Cotter & Patricia Hodges Cotter  
Address: 1087 Rocky Terrace  
City, State, ZIP: Gardnerville, NV 89460

**BUYER (GRANTEE) INFORMATION - REQUIRED**

Name: Jeffrey L. Cotter & Patricia Hodges Cotter  
Address: 1087 Rocky Terrace  
City, State, ZIP: Gardnerville, NV 89460

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Heritage Law, A Division of Kalicki Collier, LLP Escrow # \_\_\_\_\_  
Address: 1625 Highway 88, Suite 304  
City, State, ZIP: Minden, NV 89423