

APN# 1022-09-002-063



00130459202109634930030032

Recording Requested by/Mail to:

Name: Day R. Williams, Esq.

KAREN ELLISON, RECORDER

E10

Address: 1601 Fairview Drive, Suite C

City/State/Zip: Carson City, NV 89701

Mail Tax Statements to:

Name: Jeff S. Roberts/ Monique M. Roberts

Address: 3775 Topaz Ranch Drive

City/State/Zip: Wellington, NV 89444

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

Jeff S. Roberts  
Printed Name

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MAIL TAX STATEMENTS TO:

Jeff Roberts  
Monique Roberts  
3775 Topaz Ranch Dr.  
Wellington NV 89444

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

We, Jeff Roberts and Monique Roberts, hereby convey to our sons, Tyler Roberts and Ryan Roberts, as tenants in common, effective upon our deaths, all rights, title and interest in the following real property situated in Douglas County, State of Nevada, bounded and described as follows:

Lot 23, as shown on the map of TOPAZ RANCH ESTATES, UNIT NO. 3, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 31, 1969, as Document No. 44091.

Subject to

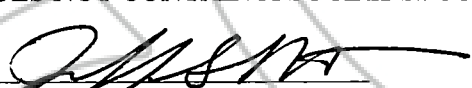
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

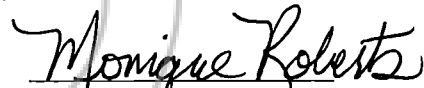
Together with all improvements, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

We make this transfer as a gift and without consideration. If one of the beneficiaries shall predecease us, then the survivor beneficiary shall receive the real property.

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.

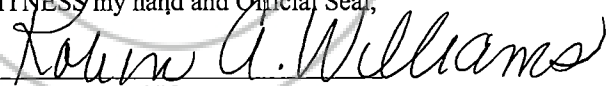
  
\_\_\_\_\_  
Jeff Roberts

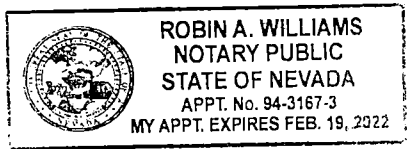
  
\_\_\_\_\_  
Monique Roberts

STATE OF NEVADA        )  
                                  ss  
CARSON CITY            )

On March 3, 2021 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeff Roberts and Monique Roberts, 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



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1022-09-002-063  
 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: Deed effective upon the death of the grantors.

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 [Signature] Capacity \_\_\_\_\_ Grantor

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Jeff S. Robert and Monique M. Roberts  
 Address: 3775 Topaz Ranch Drive  
 City: Wellington  
 State: NV Zip: 89444

Print Name: Jeff S. Roberts and Monique M. Roberts  
 Address: 3775 Topaz Ranch Drive  
 City: Wellington  
 State: NV Zip: 89444

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)