

Prepared By:

Timothy Andrew Pritchard

1670 Belarra Dr | Minden, NV 89423



KAREN ELLISON, RECORDER

E10

After Recording Return To:

Bryan Eric Pritchard | 1670 Belarra Dr | Minden, NV 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRANSFER ON DEATH DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

I, Pritchard, Frances M, a single person, (herein referred to as "Grantor"), does hereby convey unto Bryan Eric Pritchard, (herein referred to as "Grantee"), effective upon my death, the following described real property located in Minden, in the County of Douglas, State of Nevada:

Legal Description:

See exhibit A

Parcel # 1320-30-816-011. Property Location: 1670 Belarra Dr Minden, NV 89423-4442

If the Grantee Beneficiary predeceases me, the conveyance to that Grantee Beneficiary shall:

Become part of the estate of the Grantee Beneficiary.

THIS TRANSFER ON DEATH DEED IS REVOCABLE. THIS TRANSFER ON DEATH DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS TRANSFER ON DEATH REVOKES ALL PRIOR DEEDS BY THE GRANTOR 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 IN THE SAME REAL PROPERTY.

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

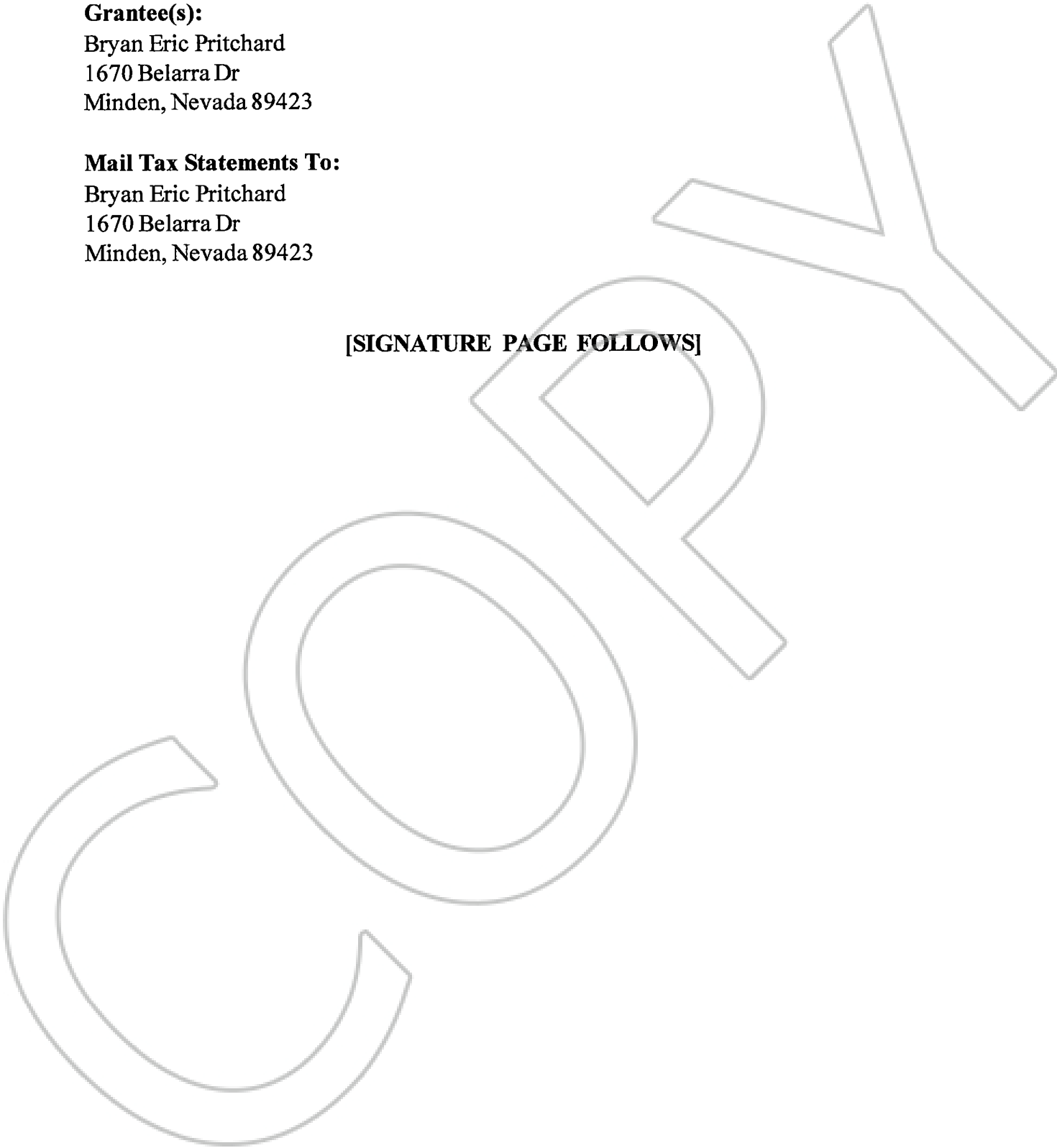
Grantee(s):

Bryan Eric Pritchard
1670 Belarra Dr
Minden, Nevada 89423

Mail Tax Statements To:

Bryan Eric Pritchard
1670 Belarra Dr
Minden, Nevada 89423

[SIGNATURE PAGE FOLLOWS]



Exempt A

Deed #1 Notes For: 20-01877235

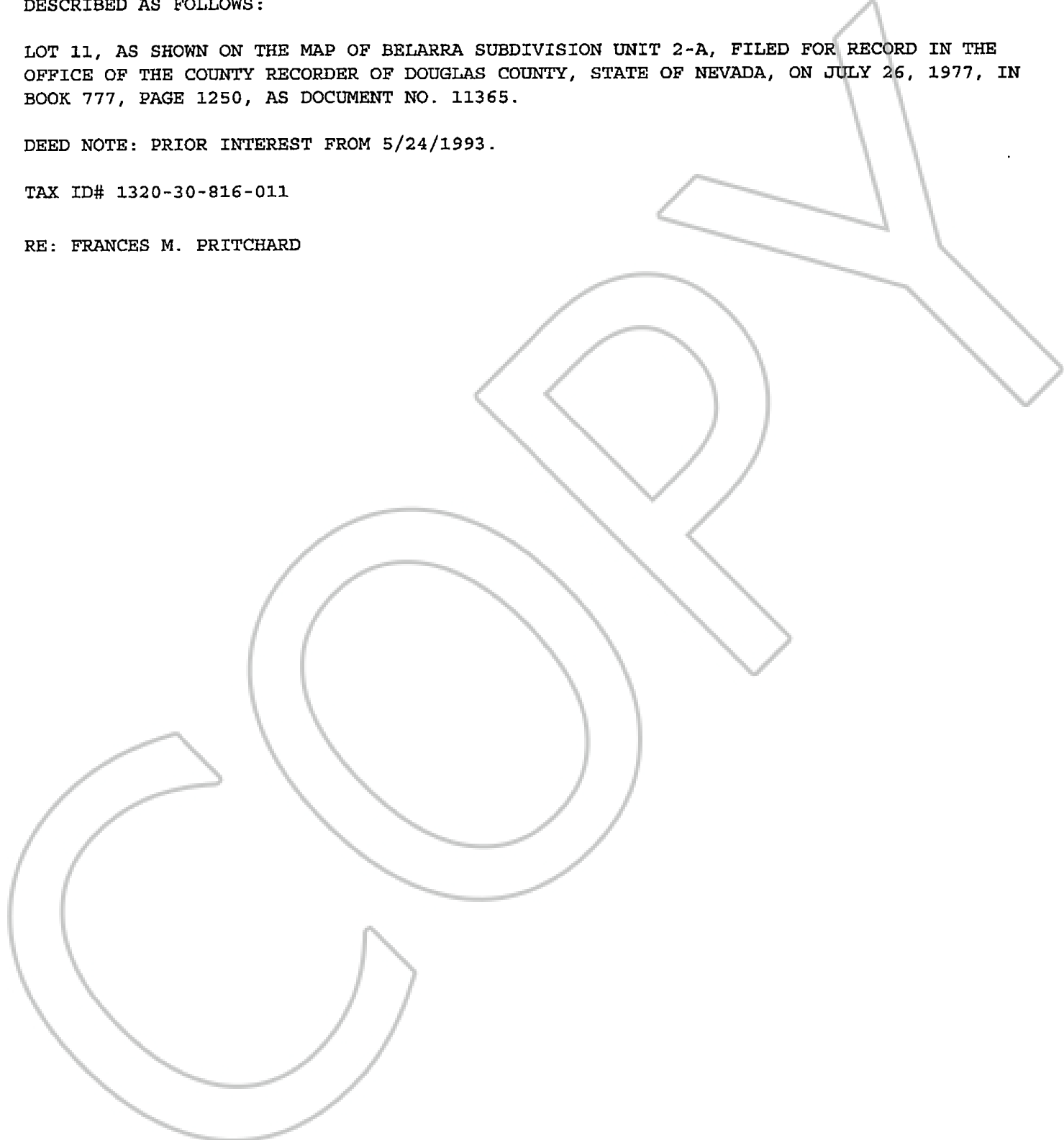
ALL THE FOLLOWING REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA,
DESCRIBED AS FOLLOWS:

LOT 11, AS SHOWN ON THE MAP OF BELARRA SUBDIVISION UNIT 2-A, FILED FOR RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 26, 1977, IN
BOOK 777, PAGE 1250, AS DOCUMENT NO. 11365.

DEED NOTE: PRIOR INTEREST FROM 5/24/1993.

TAX ID# 1320-30-816-011

RE: FRANCES M. PRITCHARD



Grantor Acknowledgement

Grantor Signature:

2/17/21 7P

DATED:

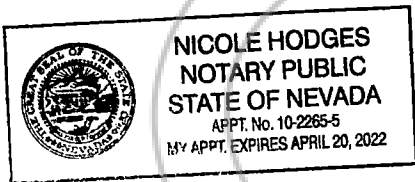
~~2/21/20~~

Frances M Pritchard

Pritchard, Frances M
1670 Belarra Dr
Minden, Nevada 89423

STATE OF NEVADA, COUNTY OF DOUGLAS, ss:

This instrument was acknowledged before me on this 17 day of February, 2021 by Pritchard, Frances K.



Nicole Hodges

Notary Public

Notary

Title (and Rank)

My commission expires: 04/20/22

STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number (s)
 (a) 13 20-30-816-011
 (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'/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: \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 10

b. Explain Reason for Exemption: Deed upon Death

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 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: Son

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

Print Name: Frances Proterred

Address: 1670 Belarra

City: Minden

State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: Same

Address: _____

City: _____

State: _____ Zip: _____

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

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____