DOUGLAS COUNTY, NV Rec:\$40.00

Total:\$40.00 JAMES R. ALLEN 2021-968464 06/02/2021 10:36 AM

5/02/2021 10:36 AM

Pgs=3



KAREN ELLISON, RECORDER

F10

APN: 1420-33-312-052

Recording request by, mail documents and tax statements to: James R. Allen 1283 Conestoga Drive, Minden, Nevada 89423 NO social security #s of any person herein.

(Beneficiary) DEED UPON DEATH AFFIDAVIT OF GRANTOR

SUBSECTION 1 OF NRS 111.655 through NRS 111.699

I, the undersigned, James R. Allen, widowed, make this Deed Upon Death, whereas I as Grantor do hereby now convey, give, and bequeath to my (4) Grantees, Pamela E. Stanley (52%) fifty-two percent, my daughter, and to three (3) grandsons, Matthew Joseph Menezes, Bradley James Menezes, and Nicholas Lorne Stanley, in equal (16% EACH) fair shares, so effective immediately upon my death, they inherit my real property: 1283 Conestoga Drive, Minden, Douglas County, Nevada, 89423, APN#1420-33-312-052, legally described as: See legal description attached and referenced herein as "Exhibit A."

I confirm (4) Grantees, Pamela E. Stanley (52%) fifty-two percent, and to Matthew Joseph Menezes, Bradley James Menezes, and Nicholas Lorne Stanley, in equal (16% EACH) fair shares, (4) Grantees, so immediately upon of my death, who are my beneficiaries as stated in percentages stated herein, to whom said real property shall be fully conveyed upon my death, with all improvements, tenements, hereditaments, appurtenances, easements and water rights, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits. THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF GRANTOR. THIS DEED 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. Undersigned affirms this document contains NO social security number of any person(s).

Dated G-2-21, 2021. James R. Allen, Grantor State of Nevada

County of. DOUGLAS }

ANTHONY L. VICKERS

NOTARY PUBLIC
STATE OF NEVADA

NO. 14.15368-5

My Appt Exp. Nov. 14, 2022

"EXHIBIT A"

Lot 188 as shown on the final map of Wildhorse Unit 6, a planned unit development, filed for record in the office of the county recorder of the Douglas County, State of Nevada, on March 15, 1994, in Book 394, Page 2741 as Doc. No. 332336.

1283 Conestoga Drive, Minden, NV 89423 James R. Allen



STATE OF NEVADA	
DECLARATION OF VALUE	•
1. Assessor Parcel Number(s)	
a) 1420-33-312-052	^
b)	
c)	\ \
. d)	\ \
	\ \
2. Type of Property:	\ \.
a) Vacant Land b) Single Fam. Re	20
	FOR RECORDERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'l	BOOKPAGE DATE OF RECORDING:
g) Agricultural h) Mobile Home	NOTES:
i) U Other	NOTES.
2 Total Valua/Galas Brian of Bannaria	10.00
3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property)	\$ 0.00 (0.00
Transfer Tax Value:	\$ 0.00
Real Property Transfer Tax Due:	\$ 0.00
Real Property Transfer Tax Duc.	3
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090,	Section # 10
b. Explain Reason for Exemption: No sale no	
family members upon his future death.	consideration, owner is deeding to his
namily members upon his ruture death.	
5 Destinited and Description to a Complete	
5. Partial Interest: Percentage being transferred: _	<u></u> %
	penalty of perjury, pursuant to NRS 375.060 and NRS
375.110, that the information provided is correct to t	
	ntiate the information provided herein. Furthermore, the
parties agree that disallowance of any claimed exemp	ption, or other determination of additional tax due, may
result in a penalty of 10% of the tax due plus interest	t at 1% per month.
	1
Pursuant to NRS 375.030, the Buyer and Seller shall be join	ntly and severally liable for any additional amount owed.
AD O M	/
Signature A K MUM	Capacity Grantor James R. Allen
Signature	Capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
	, -
Print Name: James R. Allen	Print Name: Pamela E. Stanley, etal
Address: 1283 Conestoga Drive	Address: 1283 Conestoga Drive
City: Minden	City: Minden
	State: NV Zip:89423
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	
Print Name:	Escrow #
Address:	
City: State:	
City.	Zip: