

Transfer on Death Deed (Form A)

DOUGLAS COUNTY, NV **2021-970185**
Rec:\$40.00
Total:\$40.00 **06/30/2021 03:12 PM**
LORI BERRY Pgs=3

APN: 1220-04-210-002

UPON RECORDING, RETURN TO:

Lori Berry
1347 Wilson Circle
Gardnerville, Nevada 89410



KAREN ELLISON, RECORDER E10

PREPARED BY:

Lori Berry
1347 Wilson Circle
Gardnerville, Nevada 89410

(Above Reserved for Official Use)

REVOCABLE DEED UPON DEATH

Effective Date: June 28, 2021

OWNER

Lori Berry, an unmarried individual, with a mailing address of 1347 Wilson Circle, Gardnerville, Nevada 89410 (the "Owner.")

PRIMARY BENEFICIARY

All prior transfer on death deeds concerning the property executed by the Owner is revoked, and the following beneficiary is named to receive the property if that beneficiary survives the Owner:

- Michael Berry, with a mailing address of 1347 Wilson Circle, Gardnerville, Nevada 89410

TRANSFER UPON DEATH

Owner hereby conveys to the above named beneficiary(ies) effective on his/her death their interest in the following described real property located at 1347 Wilson Circle, Gardnerville, Douglas County, Nevada 89410 that has the following legal description:

1347 Wilson Circle Gardnerville NV *Lot 15, in Block A of Sunset Park Subdivision,
document # 155926 and document # 169385*

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.

TAX STATEMENT

Until a change is requested, the county clerk shall send tax statements to the following address:

Lori Berry
1347 Wilson Circle
Gardnerville, Nevada 89410

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.

Owner Signature: *Lori Berry*
Owner Name: Lori Berry
Signature Date: 6/30/2021

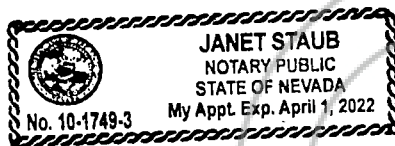
STATE OF NEVADA

§
§
§

COUNTY OF DOUGLAS

On this 30th day of June, 2021, before me, the undersigned Notary Public, personally appeared Lori C. Berry (signing party(ies)), to me known to be or whose identity was known to me or proved to me through documentary evidence, to be the person(s) named in the foregoing, and executed the same.

Janet Staub
Notary Public
Printed Name: Janet Staub
My Commission Expires: April 1, 2022



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-04-210-002
 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'/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 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 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 _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Lori C Berry
 Address: 1347 Wilson Cir
 City: Gardnerville
 State: NV Zip: 89410

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: _____