

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

APN: 1320-32-210-008



KAREN ELLISON, RECORDER

E10

WHEN RECORDED MAIL TO:
SEND TAX DOCUMENTS TO:
Emilia M. Rivera
997 Kerry Lane
Gardnerville, NV 89460

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

DEED UPON DEATH

I, EMILIA M. RIVERA, Trustee of the Emilia M. Rivera Living Trust, hereby convey to TONY RIVERA, an unmarried man, ROSEANNE RIVERA, an unmarried woman, and MARY REY, a married woman as her sole and separate property, all as joint tenants with right of survivorship effective on my death, all right, title and interest in the real property commonly known as 1531 Wildrose Drive, Minden, NV 89423, Douglas County, State of Nevada, and more particularly described as:

Lot 9, in Block 1, as shown on the map of WILDROSE SUBDIVISION, UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on December 5, 1966.

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 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.

July 7, 2021

Emilia M Rivera
Signature-EMILIA M. RIVERA

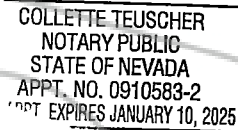
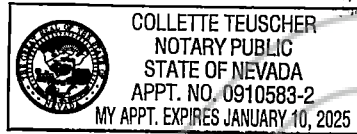
-LOOSE JURAT CERTIFICATE ATTACHED-

State of Nevada }
Carson City }

Subscribed and sworn to on this 7th day of July, 2021, before me, a notary public, by EMILIA M. RIVERA, personally appeared and 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 they executed it.

Collette Teuscher

NOTARY SEAL



THIS JURAT IS ATTACHED TO A DEED UPON DEATH

DATED July 7, 2021

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-32-210-008
 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	
DOCUMENT/INSTRUMENT #:	_____
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: \$ 0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 10
 b. Explain Reason for Exemption: A conveyance of real property by deed which becomes effective upon the death of the grantor pursuant to NRS 111.655 to 111.699.
 c. 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 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 <u><i>Emilia Rivera</i></u>	Capacity <u>Grantor</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)

Print Name: <u>Emilia Rivera, Trustee</u>	Print Name: <u>Emilia Rivera, Trustee, etal</u>
Address: <u>997 Kerry Lane</u>	Address: <u>997 Kerry Lane</u>
City: <u>Gardnerville</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89460</u>	State: <u>NV</u> Zip: <u>89406</u>

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)

Print Name A+ Documents Escrow # _____
 Address 411 W. Third Street, Suite 1
 City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)