

**APN: 1220-16-110-007**

Recording Requested By:  
HERITAGE LAW, A Division of  
KALICKI COLLIER, LLP  
1625 Highway 88, Suite 304  
Minden, Nevada 89423



KAREN ELLISON, RECORDER

E10

Mail Future Tax Statements To:  
BETTY C. GROO  
1231 Pleasantview Drive  
Gardnerville, NV 89460

The undersigned hereby affirms that this document submitted for recording does not contain personal information as required by law.

**DEED UPON DEATH**

I, BETTY C. GROO, a Widow, hereby convey to MARK H. GROO, an unmarried man; LAURA L. HOLLINSEAD, a married woman as her sole and separate property; ERIC C. GROO, a married man as his sole and separate property; and TRICIA A. SUNSERI, a married woman as her sole and separate property, as Joint Tenants with Right of Survivorship, effective on my death, all my right, title, and interest in the real property commonly known as 1231 Pleasantview Drive, Gardnerville, Douglas County, Nevada, and more particularly described as follows:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" AND MADE A PART  
HEREOF**

Pursuant to NRS 111.312, the above legal description previously appeared in a Grant, Bargain and Sale Deed recorded on September 12, 2016, as Document Number 2016-887458.

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(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.

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


Dated: September 29, 2021.

Betty C. Groo  
BETTY C. GROO, Grantor

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS    )

On September 29, 2021, before me, a Notary Public, personally appeared BETTY C. GROO, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

Michelle Andra Gibbons  
Notary Public

 MICHELLE ANDRA GIBBONS  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 21-1975-05 - Expires January 4, 2025

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**EXHIBIT "A"  
LEGAL DESCRIPTION**

**LOT 5, IN BLOCK D, OF THE FINAL MAP OF PLEASANTVIEW SUBDIVISION PHASE 1,  
ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY  
RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 6, 1990, IN BOOK  
490, PAGE 916, DOCUMENT NO. 223488, OF OFFICIAL RECORDS.**



**State of Nevada  
Declaration of Value**

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

1. Assessor Parcel Number(s)  
a) 1220-16-110-007  
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'l/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: \$ 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 111.109.

5. 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 therein. 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: Betty C. Groo Capacity: Grantor  
Signature: Betty C. Groo Capacity: Grantee

**SELLER (GRANTOR) INFORMATION - REQUIRED**

Name: BETTY C. GROO  
Address: 1231 Pleasantview Dr.  
City, State, ZIP: Gardnerville, NV 89460

**BUYER (GRANTEE) INFORMATION - REQUIRED**

Name: BETTY C. GROO  
Address: 1231 Pleasantview Dr.  
City, State, ZIP: Gardnerville, NV 89460

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

Print Name: Heritage Law, A Division of Kalicki Collier, LLP Escrow # \_\_\_\_\_  
Address: 1625 Highway 88, Suite 304  
City, State, ZIP: Minden, NV 89423

**(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)**