

APN: 1320-33-229-008

Recording Requested By:
HERITAGE LAW
1625 Highway 88, Suite 304
Minden, Nevada 89423



KAREN ELLISON, RECORDER E10

Mail Future Tax Statements To:
JAMES MICHAEL GRAHAM &
TERESA M. GRAHAM
1200 Lasso Lane
Gardnerville, NV 89410

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

DEED UPON DEATH

WE, JAMES MICHAEL GRAHAM and TERESA M. GRAHAM, husband and wife as Joint Tenants, hereby convey to ROJANA MICHELLE GRAHAM, a married woman as her sole and separate property, MICHAEL CORY GRAHAM, a married man as his sole and separate property, and JUSTIN PARKER GRAHAM, a married man as his sole and separate property, as Joint Tenants with Right of Survivorship, effective on our deaths or the death of the survivor of us, whichever the case might be, all right, title, and interest in the real property commonly known as and located at 1200 Lasso Lane, Gardnerville, County of Douglas, State of 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 Grant, Bargain, Sale Deed recorded on May 10, 2021, as Document No. 2021-967121.

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.

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

Mail tax statements to the above address.

Dated: February 3, 2022.

James Michael Graham

JAMES MICHAEL GRAHAM, Grantor

Teresa M. Graham

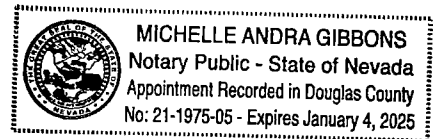
TERESA M. GRAHAM, Grantor

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On February 3, 2022, before me, a Notary Public, personally appeared JAMES MICHAEL GRAHAM and TERESA M. GRAHAM, 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 he and she executed it.

Michelle Andra Gibbons

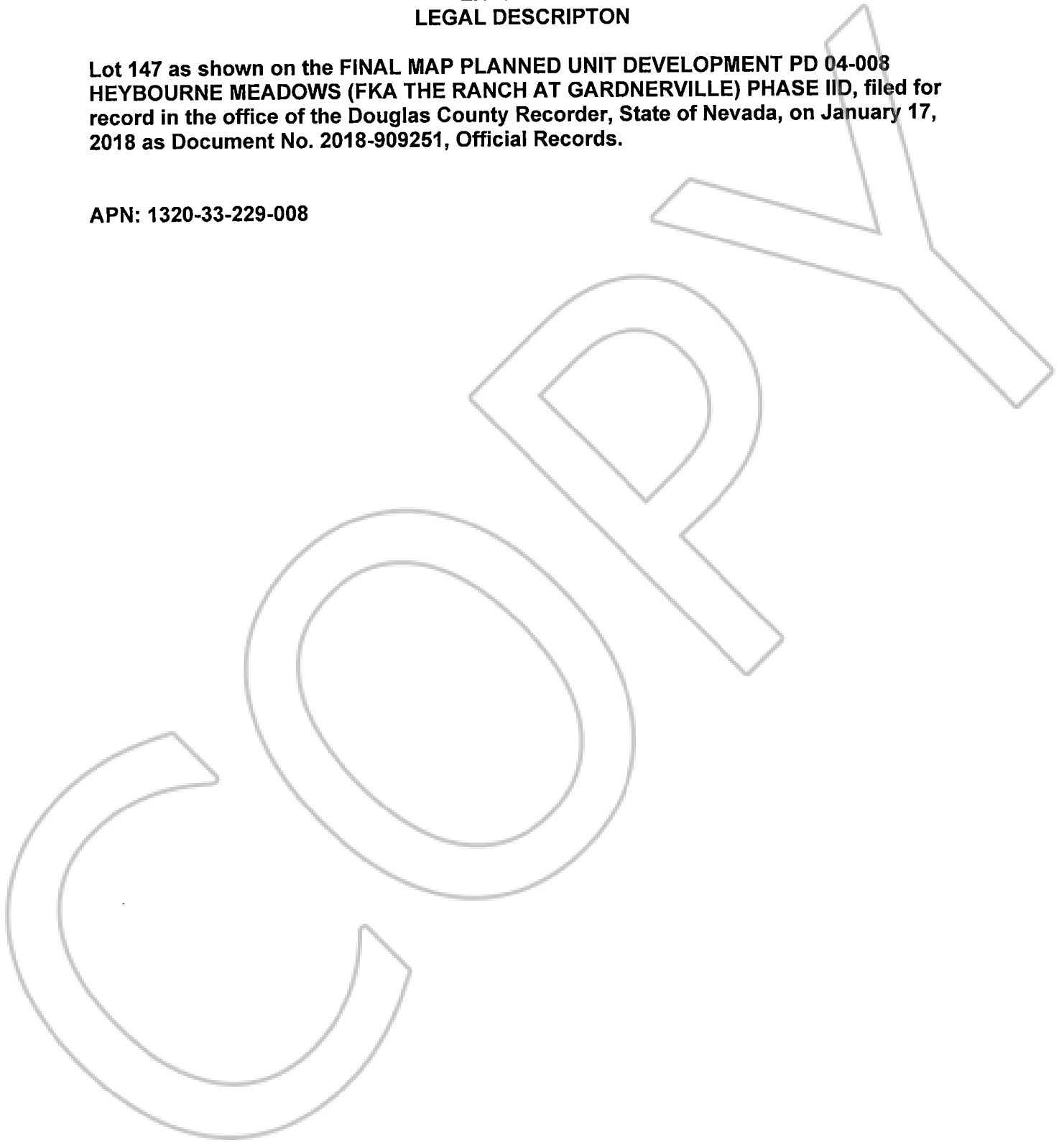
Notary Public



**EXHIBIT "A"
LEGAL DESCRIPTON**

**Lot 147 as shown on the FINAL MAP PLANNED UNIT DEVELOPMENT PD 04-008
HEYBOURNE MEADOWS (FKA THE RANCH AT GARDNERVILLE) PHASE IID, filed for
record in the office of the Douglas County Recorder, State of Nevada, on January 17,
2018 as Document No. 2018-909251, Official Records.**

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-33-229-008
 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	
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(S) pursuant to NRS 111.655 to 111.699, inclusive

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 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 Michael Graham Capacity Grantor

Signature Teresa M. Graham Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: James Michael Graham & Teresa M. Graham, husband and wife as JTs
 Address: 1220 Lasso Lane
 City: Gardnerville
 State: Nevada Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James Michael Graham & Teresa M. Graham, husband and wife as JTs
 Address: 1220 Lasso Lane
 City: Gardnerville
 State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: HERITAGE LAW Escrow # _____
 Address: 1625 Highway 88, Ste. 304
 City: Minden State: Nevada Zip: 89423

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