

APN: 1420-33-410-017

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



KAREN ELLISON, RECORDER

E10

Mail Future Tax Statements To:  
STEVEN P. & RENEE D. McELVAIN  
2628 Sweet Clover Court  
Minden, NV 89423

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

**DEED UPON DEATH**

WE, STEVEN P. McELVAIN and RENEE D. McELVAIN, husband and wife as joint tenants with right of survivorship, do hereby convey to PHILLIP S. McELVAIN, a married man as his sole and separate property, NICOLE R. (McELVAIN) LEGEAIS, a married woman as her 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 our right, title, and interest in the real property commonly known as 2628 Sweet Clover Court, Minden, 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 Grant, Bargain, Sale Deed recorded on October 24, 1995, as Document Number 373434.

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: February 23, 2022.


  
STEVEN P. McELVAIN, Grantor

  
RENEE D. McELVAIN, Grantor

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS    )

On February 23, 2022, before me, a Notary Public, personally appeared STEVEN P. McELVAIN and RENEE D. McELVAIN, 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.

  
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 35 as set forth upon that subdivision map entitled WILDHORSE ANNEX UNIT NO. 2, as Planned Unit Development, recorded October 10, 1994 in Book 1094 at Page 1490, Official Records of Douglas County, State of Nevada, as Document No. 348105.**

**Excepting therefrom all minerals, oil, gas and other hydrocarbons, as excepted in the deed to Stock Petroleum Co., Inc., Recorded March 13, 1980 in Book 380 at Page 1315 Official Records of Douglas County, Nevada, as Document No. 42677.**

**THIS CONVEYANCE IS GIVEN SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN GRANT OF AVIGATION EASEMENT MADE DECEMBER 29, 1993 BY IAN MACSWEEN CONSTRUCTION, INC., AS GRANTOR TO DOUGLAS COUNTY, NEVADA, A QUASI-POLITICAL SUBDIVISION OF THE STATE OF NEVADA, SAID EASEMENT RECORDED DECEMBER 29, 1993 IN BOOK 1293 AT PAGE 6761, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA AS DOCUMENT NO. 326343.**

STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1420-33-410-017
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
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 *Steven P. McElvain* Capacity Grantor

Signature *Renee D. McElvain* Capacity Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Steven P. & Renee D. McElvain  
 Address: 2628 Sweet Clover Court  
 City: Minden  
 State: Nevada Zip: 89423

Print Name: Steven P. & Renee D. McElvain  
 Address: 2628 Sweet Clover Court  
 City: Minden  
 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)