ORIGINAL

DOUGLAS COUNTY, NV Rec:\$40.00 Total:\$40.00

BILLIE CALVIN

2022-982992 03/25/2022 04:25 PM

Pgs=3

Assessor's Parcel Number: 1420-07-113-015 RECORDING REQUESTED	00152264202209829920030038	
AND RETURN TO: Billie Calvin) KAREN ELLISON, RECORDER	E10
895 Meadow Vista Drive	}	
Carson City, NV 89705	ý \ \	
MAIL TAX STATEMENTS TO:		
Same as above		>

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

DEED UPON DEATH

I, Billie Calvin, a single woman, hereinafter referred to as "Grantor," do hereby convey unto, my daughter, Stephanie Dawn Hicks, hereinafter referred to as "Grantee", right of survivorship, effective upon my death, all right, title and interest in:

Assessor's Parcel Number 1420-07-113-015, commonly known as 895 Meadow Vista Drive, Carson City, NV 89705, or all that certain real property located in the City of Carson City, county of Douglas, State of Nevada, and more particularly described as:

Lot 13 in Blaoc D of VALLEY VISTA ESTATES 2, PHASE 1B, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 2, 1995, in Book 695, Page 389, as Document No. 363386, Official Records.

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.

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.

Billie Calvu
Billie Calvin

03/25/2022

State of Nevada

County of Carson City }

On this <u>35</u> day of March, in the year 2022, before me, <u>locala</u>, personally appeared Billie Calvin 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.

NOTARY PUBLIC
STATE OF NEVADA
County of Carson City
ISSELLA L. FUENTES

NOTARY PUBLIC

Billie Calvin 895 Meadow Vista Drive Carson City, NV 89705 Grantor's Name, Address, Phone:

Stephanie Dawn Hicks 3101 Redemeyer Road Ukiah, California 95482 Grantees' Name and Address:

STATE OF NEVADA DECLARATION OF VALUE 1. Assessor Parcel Number(s) a) 1426-07-113-015 b) c) d)	
2. Type of Property: a) Vacant Land b) Single Fam. R 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:	\$ \$ \$ \$
 4. <u>If Exemption Claimed:</u> a. Transfer Tax Exemption per NRS 375.090, b. Explain Reason for Exemption: Dologo 	Upon Death
375.110, that the information provided is correct to supported by documentation if called upon to substaparties agree that disallowance of any claimed exent result in a penalty of 10% of the tax due plus interest.	antiate the information provided herein. Furthermore, the aption, or other determination of additional tax due, may st at 1% per month. intly and severally liable for any additional amount owed.
Signature Puli Z Calvin	Capacity
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Dillie E. Calvin Address: 895 Mandaw Vista Dr City: Carson City State: NV Zip: 89705	Print Name:
COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: Address:	Escrow #
City: State:	Zip: