

Assessor's Parcel Number:
1320-02-002-005 & 1320-02-002-006

Recording Requested by:
Nancy Rey Jackson, Ltd.
1133 Lost River Lane
Gardnerville, NV 89460



KAREN ELLISON, RECORDER E10

Grantor's Address is & Mail Tax Statements to:
STEVEN COMEE
2480 Fremont Street
Minden, NV 89423

DEED UPON DEATH

I, **STEVEN COMEE**, hereby convey to **LYNN C. WALLACH**, effective on my death, all right, title and interest in the real property commonly known as 2480 Fremont Street and 1646 Nansue, Minden, NV, County of Douglas, State of Nevada, and more particularly described as:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Being a portion of the Northwest 1/4 of the Southwest Section 2, Township 13 North, Range 20 East, M.D.B. & M., further described as follows:

Parcel D-1 and H-1 as set forth on Record of Survey for **WENDELL AND SUZY QUILLEN** in Support of a Boundary Line Adjustment, recorded with Douglas County Recorder on December 12, 1990, in Book 1290, Page 1559, as Document No. 240930, Official Records of Douglas County, Nevada.

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. NRS 239B.030

Dated 1 April, 2022.

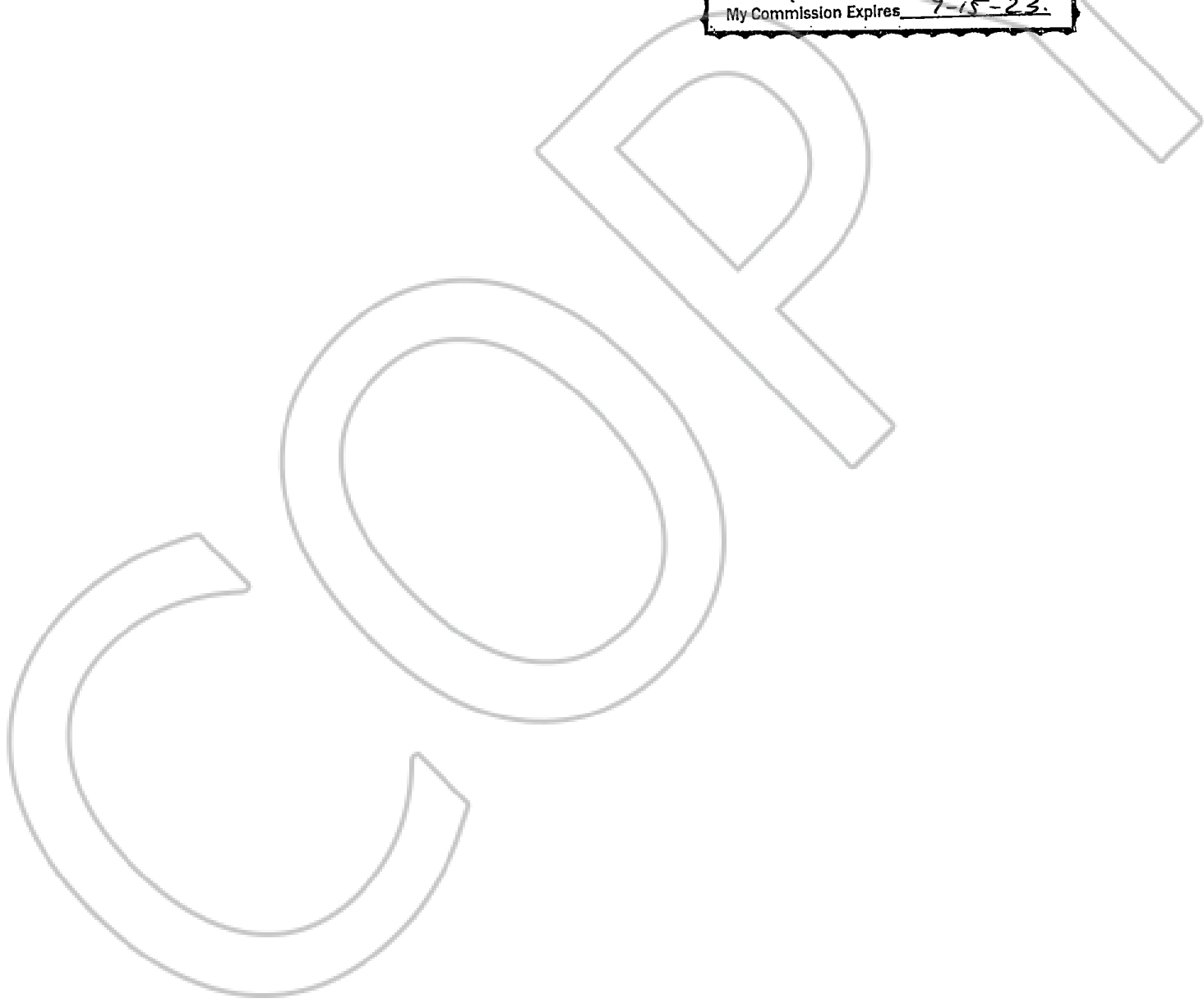
Lynn C. Wallach
STEVEN COMEE by his agent
LYNN C. WALLACH, power of attorney

STATE OF NEW YORK)
) ss.
COUNTY OF Putnam)

On this 15th day of April, 2022, before me, a Notary Public, personally appeared LYNN C. WALLACH, agent for Steven Comee, 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.

Cheryl A. Zastenchik
Notary Public

CHERYL A. ZASTENCHIK
Notary Public State of New York
No. 012A6098466
Qualified in Putnam County
My Commission Expires 7-15-23



STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number (s)

- (a) 1320-02-002-005
- (b) 1320-02-002-006
- (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

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. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 10
- b. Explain Reason for Exemption: Conveyance of real property by deed which becomes effective upon the death of the Grantor - NRS 116.55 - 111-699

5. Partial Interest: Percentage being transferred: _____ %

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 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 [Signature] Capacity Att

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Steven Comee

Address: 2480 Fremont St

City: Minden

State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: _____

Address: [Signature]

City: _____

State: _____ Zip: _____

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

Print Name: Glancy Rey Jackson Escrow # _____

Address: 1133 Lost River Lane

City: Gardnerville State: NV Zip: 89460