

APN# 1420-18-301-011



Recording Requested by/Mail to:

Name: Day R. Williams, Esq.

Address: 1601 Fairview Drive, Suite C

City/State/Zip: Carson City, NV 89701

KAREN ELLISON, RECORDER

E10

Mail Tax Statements to:

Name: William J. Culbert

Address: 3260 Judd Street

City/State/Zip: Minden, NV 89423

Beneficiary Deed (Deed on Death) (NRS 111.655 to 111.699)

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

William J. Culbert

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

MAIL TAX STATEMENTS TO:
WILLIAM J. CULBERT
3260 Judd Street
Minden NV 89423

BENEFICIARY DEED (DEED ON DEATH) (NRS 111.655 to 111.699)

I, WILLIAM J. CULBERT, an unmarried man, hereby convey to my friend, Robba' Lee King, a life estate, and upon her decision to no longer reside there, or upon her death, then to my second cousin, Lorraine Overstreet, 7113 Milbury Court, ElkrIDGE MD 21075, and Lorraine Overstreet's heirs, effective upon my death, all rights, title and interest in the following real property situated in Douglas County, State of Nevada, commonly known as 3260 Judd Street, Minden, Nevada 89423, bounded and described as follows:

See Description attached hereto.

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.

WILLIAM J. CULBERT makes this transfer as a gift and without consideration.

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.

William J. Culbert

WILLIAM J. CULBERT

STATE OF NEVADA)
 ss
CARSON CITY)

On May 19, 2022
before me, the undersigned, a Notary
Public in and for said County and State,
personally appeared
WILLIAM JOSEPH CULBERT
personally known to be (or proved to me on the basis of satisfactory evidence) to
be the person whose name is described in the within instrument, and acknowledged
to me that he executed it.
WITNESS my hand and Official Seal;

Robin A. Williams

NOTARY PUBLIC

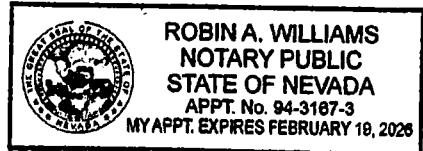


Exhibit A

A parcel of land situated in and being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 18 in Township 14 North, Range 20 East, M.D.B. & M., Douglas County, State of Nevada, described as follows:

Parcels B and C as set forth on that certain Parcel Map for Ilene M. Judd recorded April 13, 1988, Book 488, Page 1215, Document No. 176009.

TOGETHER WITH a right-of-way for private access road known as Judd Street as set forth on the parcel map referred to hereinabove.

FURTHER TOGETHER WITH an appurtenant Right-of-Way / access road 60 foot in width as granted by the Bureau of Land Management in instrument recorded March 5, 1987 in Book 387, Page 479, Document No. 151015 of Official Records.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Formerly known as APN 13-191-16.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-18-301-011
 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: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 10
 b. Explain Reason for Exemption: Deed becomes effective upon the death of the Grantor.

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 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 William J. Culbert Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: William J. Culbert
 Address: 3260 Judd Street
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: William J. Culbert
 Address: 3260 Judd Street
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Day R. Williams, Esq. Escrow # _____
 Address: 1601 Fairview Drive, Suite C
 City: Carson City State: NV Zip: 89701