

APN: 1220-16-210-071

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



00155043202209854260040042

KAREN ELLISON, RECORDER

E10

Mail Future Tax Statements To:  
JEANNE ANNETTE JENKINS  
1277 Bolivia Way  
Gardnerville, Nevada 89460

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

**DEED UPON DEATH**

I, JEANNE ANNETTE JENKINS, an unmarried woman, do hereby convey to SUZANNE MARIE JENKINS-NG, a married woman as her sole and separate property, effective on my death, all my right, title, and interest in the real property commonly known as 1277 Bolivia Way, Gardnerville, 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, and Sale Deed recorded on July 1, 2004, as Document Number 0617756.

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.

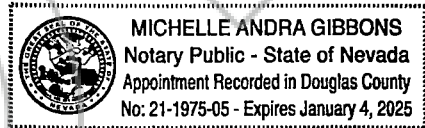
Dated: May 19, 2022.

*Jeanne Annette Jenkins*  
JEANNE ANNETTE JENKINS, Grantor

STATE OF NEVADA            )  
                                          : ss.  
COUNTY OF DOUGLAS    )

On May 19, 2022, before me, a Notary Public, personally appeared JEANNE ANNETTE JENKINS, 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.

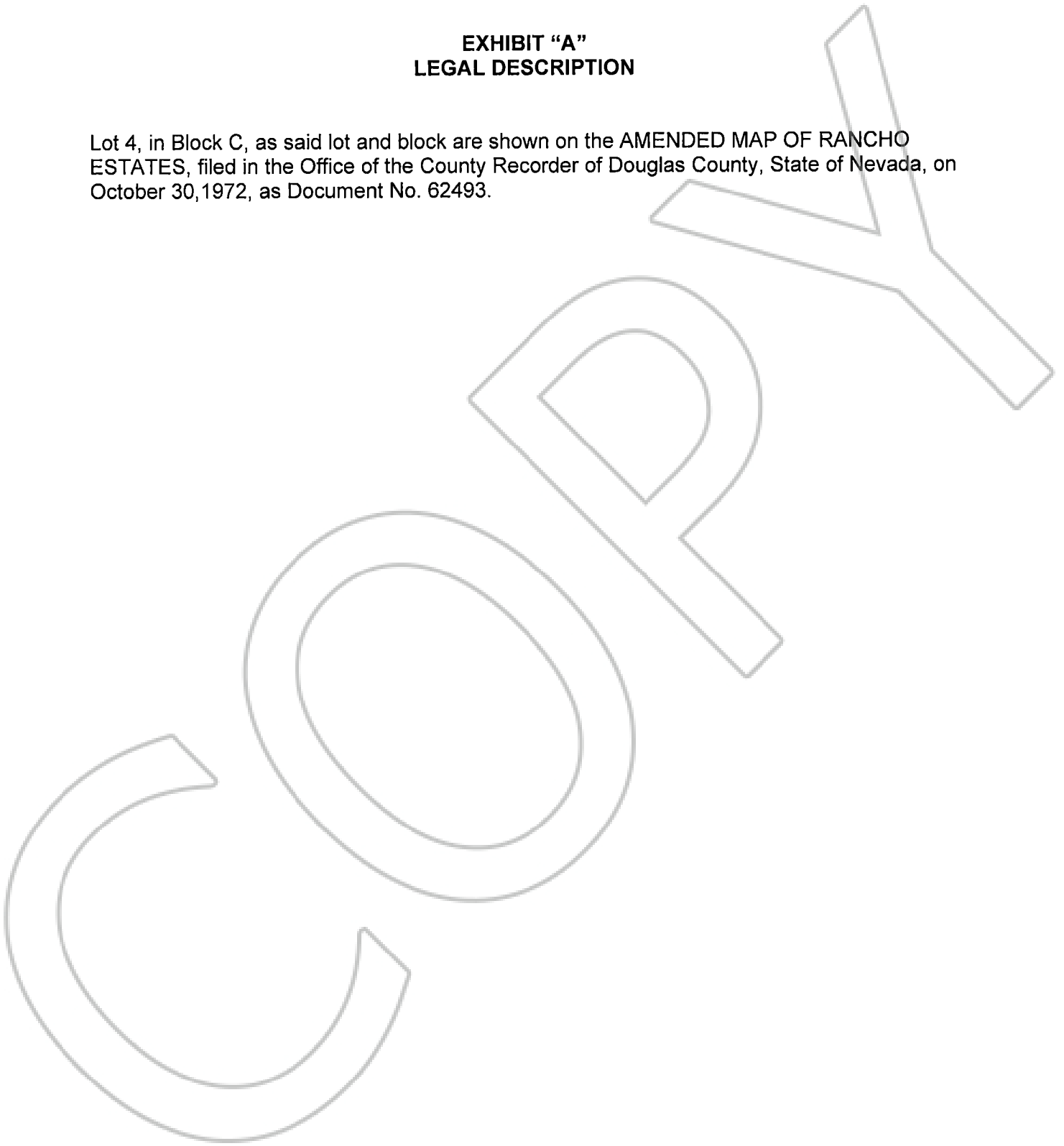
*Michelle Andra Gibbons*  
Notary Public



**APN: 1220-16-210-071**

**EXHIBIT "A"  
LEGAL DESCRIPTION**

Lot 4, in Block C, as said lot and block are shown on the AMENDED MAP OF RANCHO ESTATES, filed in the Office of the County Recorder of Douglas County, State of Nevada, on October 30, 1972, as Document No. 62493.



**State of Nevada  
Declaration of Value**

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes:	

1. Assessor Parcel Number(s)  
a) 1220-16-210-071  
b) \_\_\_\_\_  
c) \_\_\_\_\_

2 Type of Property:

- |                                          |                                                         |
|------------------------------------------|---------------------------------------------------------|
| a) <input type="checkbox"/> Vacant Land  | b) <input checked="" type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex                    |
| e) <input type="checkbox"/> Apt. Bldg.   | f) <input type="checkbox"/> Comm'l/Ind'l                |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home                 |
| i) <input type="checkbox"/> 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: \$ \_\_\_\_\_ -0-

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 therein. 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: Jeanne Annette Jenkins Capacity: Grantor  
Signature: Jeanne Annette Jenkins Capacity: Grantee

**SELLER (GRANTOR) INFORMATION - REQUIRED**

**Name:** Jeanne Annette Jenkins  
**Address:** 1277 Bolivia Way  
**City, State, ZIP:** Gardnerville, NV 89460

**BUYER (GRANTEE) INFORMATION - REQUIRED**

**Name:** Jeanne Annette Jenkins  
**Address:** 1277 Bolivia Way  
**City, State, ZIP:** Gardnerville, NV 89460

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

**Print Name:** HERITAGE LAW **Escrow #** \_\_\_\_\_  
**Address:** 1625 Highway 88, Suite 304  
**City, State, ZIP:** Minden, NV 89423