

**APN: 1220-15-611-012**

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



KAREN ELLISON, RECORDER E10

Mail Future Tax Statements To:  
ROBERT H. BRINTON &  
JOAN BRINTON  
1585 Fifth Green Court  
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**

WE, ROBERT H. BRINTON and JOAN BRINTON, husband and wife as joint tenants with right of survivorship, do hereby convey to MARY ELIZABETH SANTOS, a married woman as her sole and separate property, and ANNE BRINTON ASHTON, 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 1585 Fifth Green Court, 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, Sale Deed recorded on August 27, 2003, as Document Number 0587947.

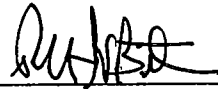
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

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.

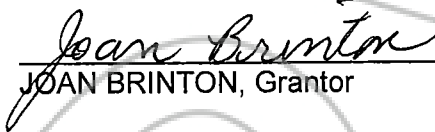
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THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

Dated: May 19, 2022.




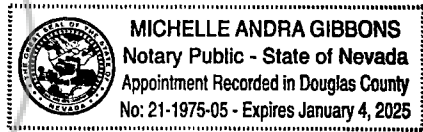
ROBERT H. BRINTON, Grantor



JOAN BRINTON, Grantor

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS        )

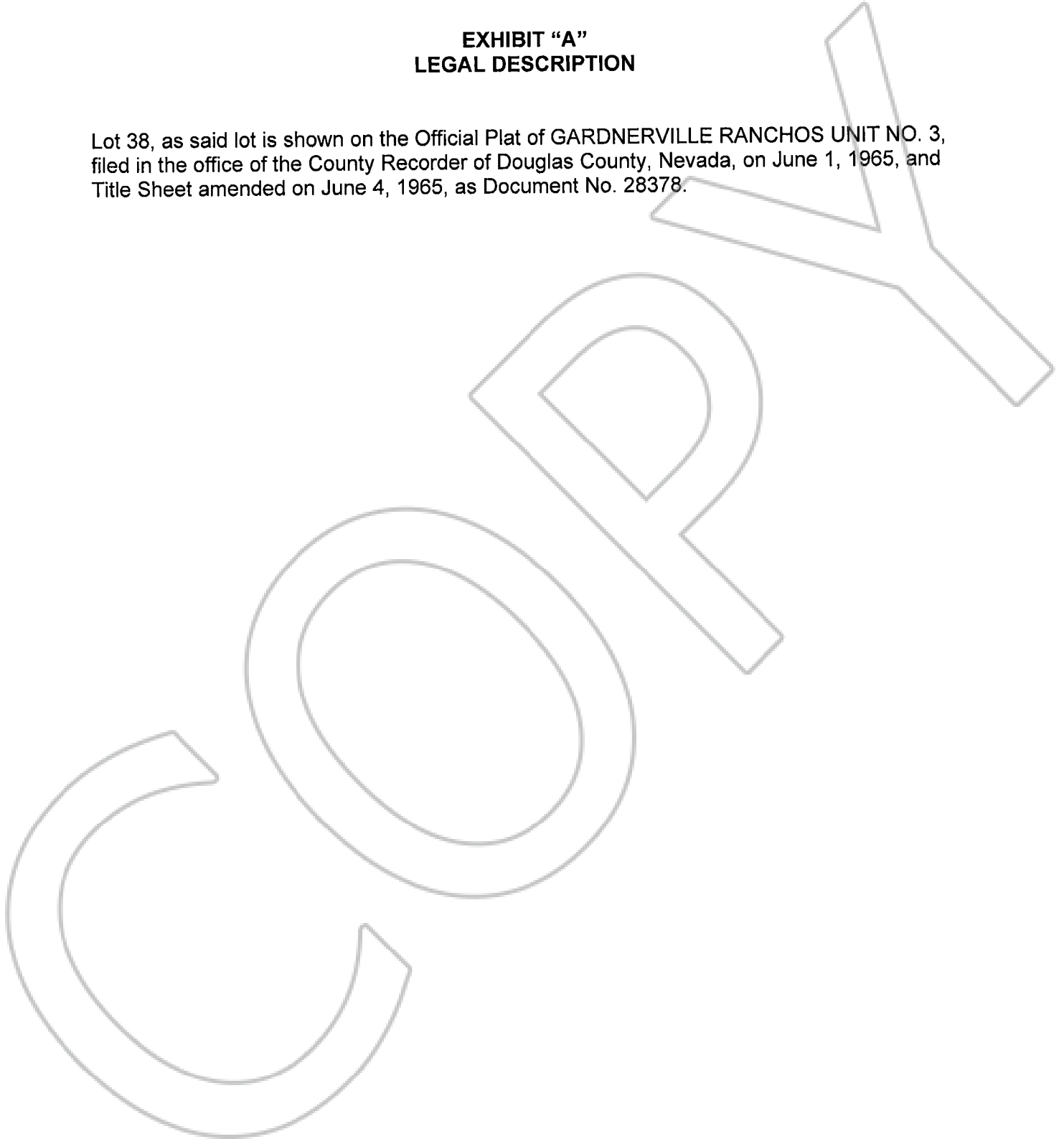
On May 19, 2022, before me, a Notary Public, personally appeared ROBERT H. BRINTON and JOAN BRINTON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that he and she executed it.

  
Notary Public

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**EXHIBIT "A"  
LEGAL DESCRIPTION**

Lot 38, as said lot is shown on the Official Plat of GARDNERVILLE RANCHOS UNIT NO. 3, filed in the office of the County Recorder of Douglas County, Nevada, on June 1, 1965, and Title Sheet amended on June 4, 1965, as Document No. 28378.



**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) 1220-15-611-012  
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: *Robert H. Brinton* Capacity: Grantor  
Signature: *Joan M. Brinton* Capacity: Grantee

**SELLER (GRANTOR) INFORMATION - REQUIRED**

Name: Robert H. Brinton & Joan Brinton  
Address: 1585 Fifth Green Court  
City, State, ZIP: Gardnerville, NV 89460

**BUYER (GRANTEE) INFORMATION - REQUIRED**

Name: Robert H. Brinton & Joan Brinton  
Address: 1585 Fifth Green Court  
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