

APN: 1420-07-111-005

R.P.T.T.: \$0.00

Exempt: 10

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Darcy K. Houghton
Blanchard, Krasner & French
5470 Kietzke Lane, Suite 200
Reno, NV 89511

MAIL TAX STATEMENTS TO:

Kurt & Michel La Rue
3555 Green Acres Drive
Carson City, NV 89705

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REVOCABLE GRANT DEED UPON DEATH

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030).

[Handwritten Signature]
Signature

attorney
Title

Darcy K. Houghton
Printed Name

REVOCABLE GRANT DEED UPON DEATH

We, Kurt P. LaRue and Michel L. LaRue, husband and wife as joint tenants with right of survivorship, do hereby convey to William Andrew La Rue and Michael Joel La Rue, as tenants-in-common, and to their heirs and assigns forever, effective upon death of the survivor of us, the following described real property:

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


Lot 13 as shown on the map of VALLEY VIEW SUBDIVISION NO. 3, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 28, 1964, in Book 27, Page 47, as Document No. 26188.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE SURVIVING GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO SUBSECTION 1 OR NRS 111.109 REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE GRANTOR'S ENTIRE INTEREST IN THE SAME REAL PROPERTY.

WITNESS my hand, this 7th day of June, 2022.

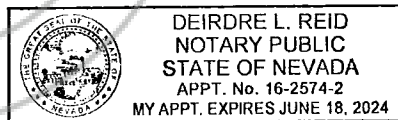

Kurt P. LaRue

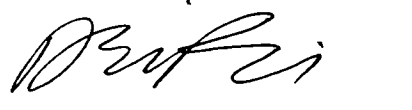

Michel L. LaRue

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on June 7, 2022, by Kurt P. LaRue and Michel L. LaRue.

NOTARY SEAL




(Signature of Notary Public)

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1420-07-111-005
 b) _____
 c) _____
 d) _____

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 | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____

3. Total Value/Sales Price of Property:

\$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 0.00

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 pursuant to NRS 111.655 to 111.699, inclusive, and a Death of Grantor Affidavit recorded in the in the office of the county recorder pursuant to NRS 111.699.

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 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 *Kurt P. LaRue* Capacity grantor
 Signature *Michele LaRue* Capacity grantor

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Kurt P. & Michele L. LaRue
 Address: 3555 Green Acres Drive
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: n/a
 Address: _____
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Blanchard, Krasner & French, APC Escrow # _____
 Address: 5470 Kietzke Lane, Suite 200
 City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)