

APN: 1220-15-611-012

Recording Requested By:

HERITAGE LAW

1625 Highway 88, Suite 304

Minden, Nevada 89423

Mail Future Tax Statements To:

ROSALYN A. BARACOSA

1255 Concho Trail #2

Gardnerville, Nevada 89410

00155748202209860480040041

KAREN ELLISON, RECORDER

E10

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

**DEED UPON DEATH**

I, ROSALYN A. BARACOSA, a widow, do hereby convey to CHRISTOPHER M. BARACOSA, a single man, and STEVEN D. BARACOSA, a married man as his sole and separate property, and WILLIAM A. BARACOSA, a single man, as joint tenants with right of survivorship, effective on my death, all my right, title, and interest in the real property commonly known as 1255 Concho Trail #2, 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 January 18, 2019, as Document Number 2019-924317.

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.

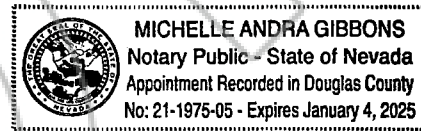
Dated: May 25, 2022.

  
\_\_\_\_\_  
ROSALYN A. BARACOSA, Grantor

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS        )

On May 25, 2022, before me, a Notary Public, personally appeared ROSALYN A BARACOSA, 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 she executed it.

  
\_\_\_\_\_  
Notary Public



APN: 1220-15-611-012

**EXHIBIT "A"  
LEGAL DESCRIPTION**

**PARCEL 1:**

**Unit No. 2, of Building 7, of the Final Subdivision Map LDA 150-020 ESPLANADE AT THE RANCH, recorded in the Official Records of Douglas County, Nevada on November 7, 2017, as Document No. 2017-906665 and Certificate of Amendment recorded November 9, 2017, as Document No. 2017-906767.**

**PARCEL 2:**

**An undivided 1/41<sup>st</sup> interest as a tenant in common in the Common Elements. An exclusive right to use that portion of the Common Elements designated as Limited Common Elements on the Final Map, as granted in the Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association recorded September 8, 2017, as Document No. 2017-903815, Official Records, Douglas County, Nevada.**

**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) 1320-33-221-002  
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'/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: Rosalyn A. Baracosa Capacity: Grantor  
Signature: Rosalyn A. Baracosa Capacity: Grantee

**SELLER (GRANTOR) INFORMATION - REQUIRED**

Name: Rosalyn A. Baracosa  
Address: 1255 Concho Trail #2  
City, State, ZIP: Gardnerville, NV 89410

**BUYER (GRANTEE) INFORMATION - REQUIRED**

Name: Rosalyn A. Baracosa  
Address: 1255 Concho Trail #2  
City, State, ZIP: Gardnerville, NV 89410

**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