

APN: 1220-12-710-040



00156523202209867220040040

Recording Requested By/Return To:

HERITAGE LAW
1625 Highway 88, Suite 304
Minden, Nevada 89423

KAREN ELLISON, RECORDER

E10

Mail Future Tax Statements To:

ROBERT E. GRAUL &
SHEILA D. GRAUL
1054 Tybo Court
Gardnerville, Nevada 89410

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

DEED UPON DEATH

WE, ROBERT E. GRAUL and SHEILA D. GRAUL, husband and wife as community property with right of survivorship, do hereby convey to REBECCA LEE HOWELL, a married woman as her sole and separate property, 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 1054 Tybo 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 October 21, 2014, as Document Number 2014-851420.

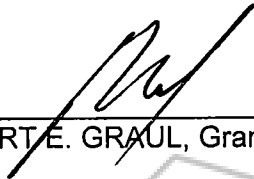
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

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: June 23, 2022.




ROBERT E. GRAUL, Grantor




SHEILA D. GRAUL, Grantor

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On June 23, 2022, before me, a Notary Public, personally appeared ROBERT E. GRAUL and SHEILA D. GRAUL, 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.



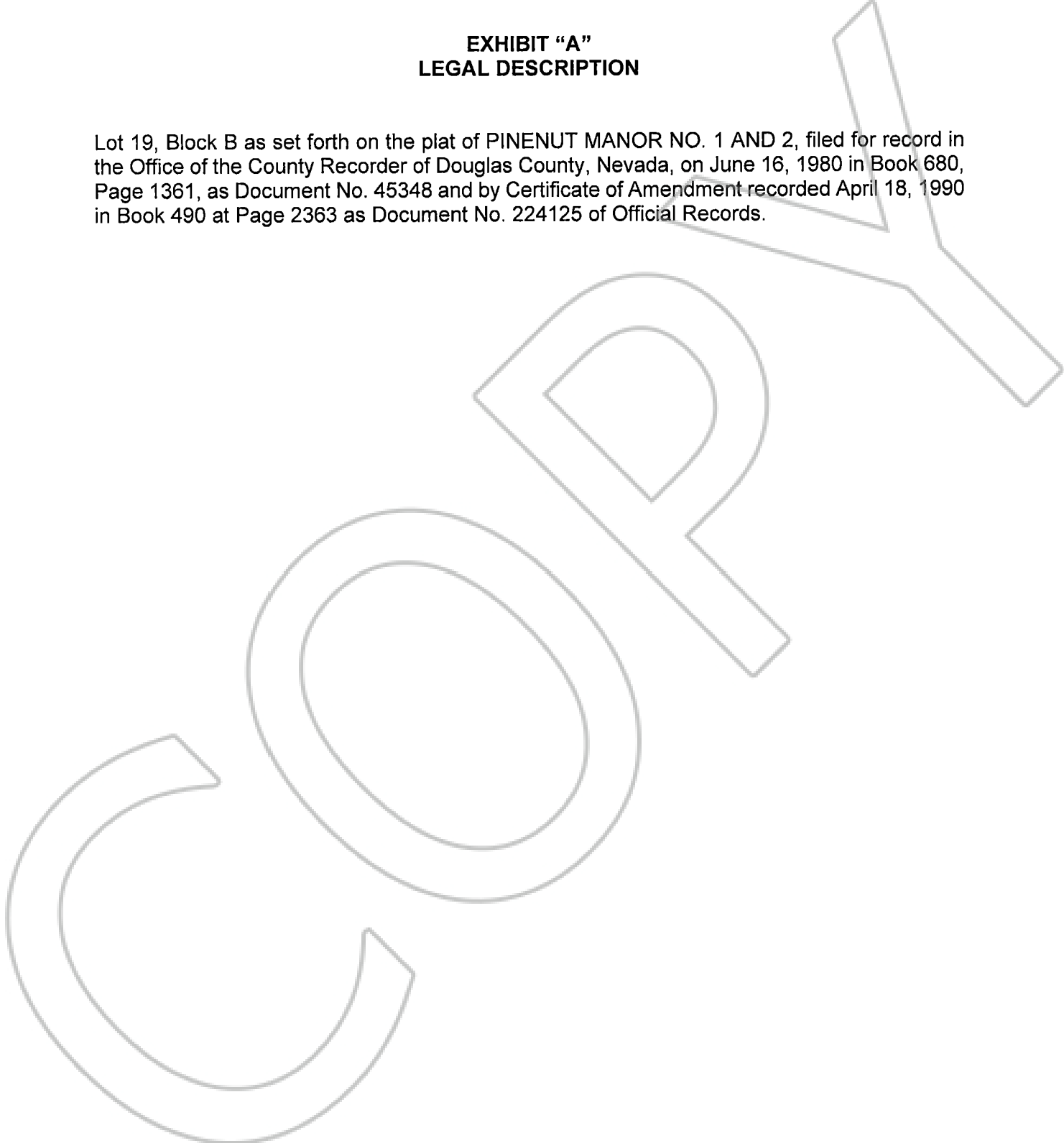
Notary Public

 MICHELLE ANDRA GIBBONS
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 21-1975-05 - Expires January 4, 2025

APN: 1220-12-710-040

**EXHIBIT "A"
LEGAL DESCRIPTION**

Lot 19, Block B as set forth on the plat of PINENUT MANOR NO. 1 AND 2, filed for record in the Office of the County Recorder of Douglas County, Nevada, on June 16, 1980 in Book 680, Page 1361, as Document No. 45348 and by Certificate of Amendment recorded April 18, 1990 in Book 490 at Page 2363 as Document No. 224125 of Official Records.



**State of Nevada
Declaration of Value**

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

1. Assessor Parcel Number(s)
a) 1220-12-710-040
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: [Signature] Capacity: Grantor
Signature: [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION - REQUIRED

Name: Robert E. and Sheila D. Graul, H&W as CPWROS
Address: 1054 Tybo Court
City, State, ZIP: Gardnerville, NV 89410

BUYER (GRANTEE) INFORMATION - REQUIRED

Name: Robert E. & Sheila D. Graul
Address: 1054 Tybo Court
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