

APN: 1320-23-002-050

Recording Requested By/Return To:  
HERITAGE LAW  
1625 Highway 88, Suite 304  
Minden, NV 89423



KAREN ELLISON, RECORDER E10

Mail Future Tax Statements To:  
RUI O. CUNHA & LINDA P. OAKMAN  
1793 Grandridge Court  
Minden, NV 89423

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

**DEED UPON DEATH**

WE, RUI O. CUNHA and LINDA P. OAKMAN, Husband and Wife, as joint tenants, do hereby convey to AMANDA J. SHIAO, an unmarried woman, MELANIE JACKSON, an unmarried woman, PHILIP JACKSON, an unmarried man, and CHRISTOPHER L. CUNHA, an unmarried man, 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 1793 Grandridge Court, Minden, 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 March 12, 2020, as Document Number 2020-943414.

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.

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

Dated: June 30, 2022.

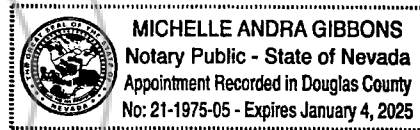
*Rui O Cunha*  
RUI O. CUNHA, Grantor

*Linda P. Oakman*  
LINDA P. OAKMAN, Grantor

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS        )

On June 30, 2022, before me, a Notary Public, personally appeared RUI O. CUNHA and LINDA P. OAKMAN, 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.

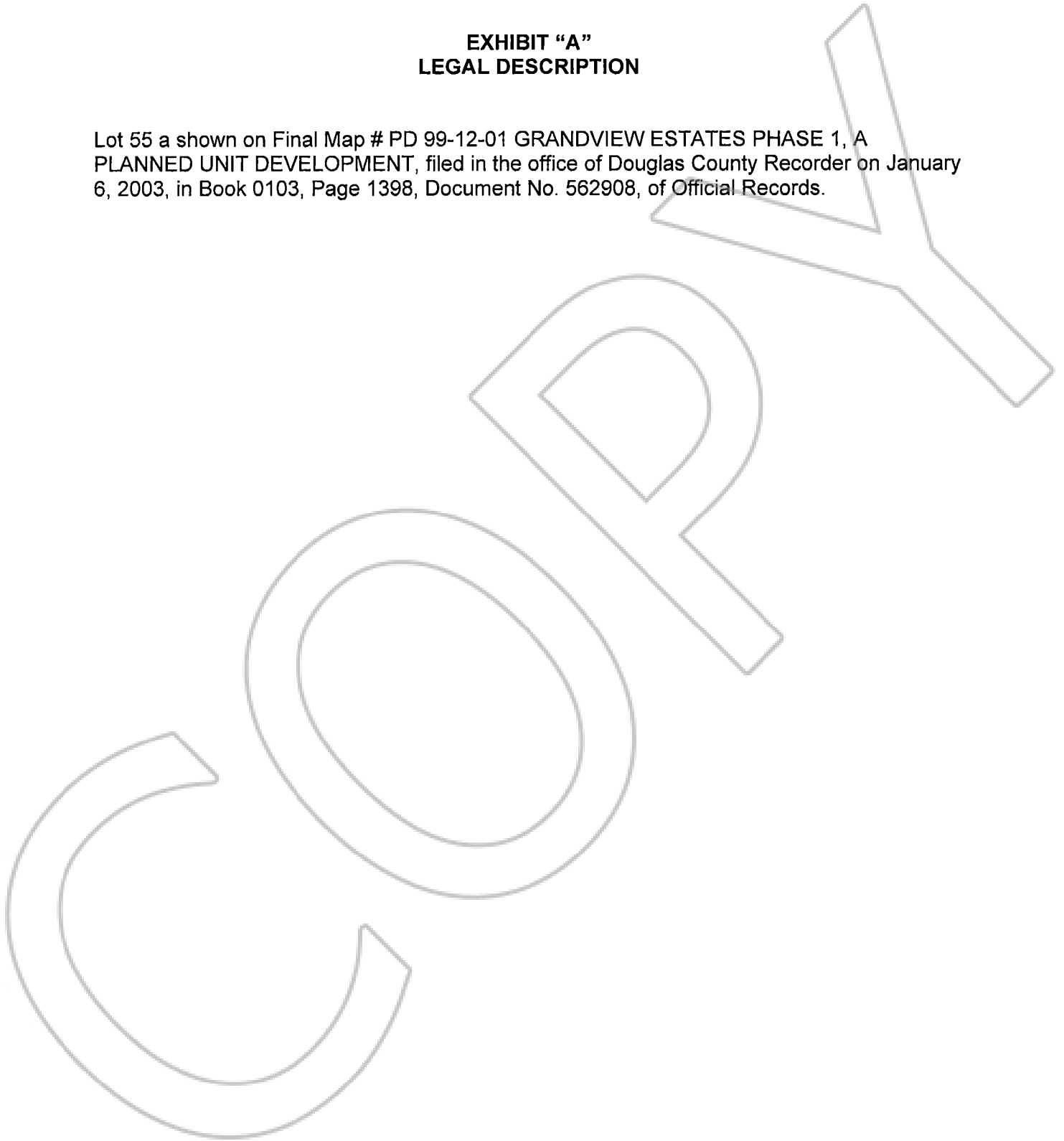
*Michelle Andra Gibbons*  
Notary Public



**APN: 1320-23-002-050**

**EXHIBIT "A"  
LEGAL DESCRIPTION**

Lot 55 a shown on Final Map # PD 99-12-01 GRANDVIEW ESTATES PHASE 1, A PLANNED UNIT DEVELOPMENT, filed in the office of Douglas County Recorder on January 6, 2003, in Book 0103, Page 1398, Document No. 562908, of Official Records.



**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) 1320-23-002-050  
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: Rui O. Cunha Capacity: Grantor  
Signature: Linda P. Oakman Capacity: Grantee

**SELLER (GRANTOR) INFORMATION - REQUIRED**

**Name:** Rui O. Cunha & Linda P. Oakman  
**Address:** 1793 Grandridge Court  
**City, State, ZIP:** Minden, NV 89423

**BUYER (GRANTEE) INFORMATION - REQUIRED**

**Name:** Rui O. Cunha & Linda P. Oakman  
**Address:** 1793 Grandridge Court  
**City, State, ZIP:** Minden, NV 89423

**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