

RPTT:
APN: 1220-24-101-008

MAIL RECORDED DOCUMENT TO:
Patricia Simmons
774 Pinto Circle
Gardnerville, NV 89410



KAREN ELLISON, RECORDER E10

MAIL TAX STATEMENT TO:
Patricia Simmons
774 Pinto Circle
Gardnerville, NV 89410

DEED UPON DEATH

For valuable consideration, receipt of which is hereby acknowledged, PATRICIA A. SIMMONS does hereby Grant, Sell, Bargain and Convey to PATRICIA A. SIMMONS, as her sole separate property, and then upon her death to JOSEPH J. VALENZUELA, TRINA M. CARTER, JENNY L. DUKE, TROY A. VALENZULA, TAMARA A. ADAMSON, and JEANA M. PARSONS, as tenants in common, all right, title and interest in the real property commonly known as 774 Pinto Circle, City of Gardnerville, County of Douglas, State of Nevada, and more particularly described as:

Parcel D, as set forth on the Parcel Map being a re-division of Lot 24, of the Ruhnstroth Ranchos Subdivision, recorded August 19, 1977, in Book 877, Page 1280, Document No. 12141, Official Records of Douglas County, State of Nevada.

Together with all contents, structures, appliances, fixtures, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

MILTON K. SIMMONS shall have a life estate in said property, and shall pay all utilities, water, garbage, and maintenance for said property during his occupancy. This life estate shall terminate upon the death of Milton K. Simmons or if he fails to reside in the house for three consecutive months.

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 this 11 day of April, 2021.

Patricia A. Simmons

Patricia A. Simmons

STATE OF NEVADA)
) SS.
CARSON CITY)

On this 11 day of April, 2022, before the undersigned, a Notary Public, personally appeared Patricia A. Simmons, 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 he or she executed it.



Lora E. Myles

Notary Public

COPIES

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1220-24-101-008
b) _____
c) _____
d) _____

2. Type of Property:
a) Vacant Land b) Single Fam. Res.
c) Condo/Twnhse d) 2-4 Plex
e) Apt. Bldg f) Comm'l/Ind'l
g) Agricultural h) Mobile Home
i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ _____
Deed in Lieu of Foreclosure Only (value of property) (_____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 10
b. Explain Reason for Exemption: Deed Upon Death

5. Partial Interest: Percentage being transferred: _____ %

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 parties agree that 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 Patricia A. Simmons Capacity Grantor

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Patricia A. Simmons
Address: 774 Pinto Circle
City: Gardnerville
State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Same
Address: _____
City: _____
State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)