

APN# 1220-22-410-135



00157289202209873870040043

Recording Requested by/Mail to:

Name: David C. Sever

Address: 1474 Mary Jo Dr.

City/State/Zip: Gardnerville, NV 89460

KAREN ELLISON, RECORDER

Mail Tax Statements to:

Name: Same

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Deed Upon Death

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NRS 111.695 Form of deed upon death. A deed upon death must be in substantially the following form:

## DEED UPON DEATH

We, David Craig Sever and Margaret Tui Sever (owners), hereby convey to Aaron Paul Sever and Benjamin Charles Sever (beneficiaries), effective on our death, all right, title and interest in the real property commonly known as 1474 Mary Jo Drive, City of Gardnerville, County of Douglas, State of Nevada, located in the County of Douglas, State of Nevada, and more particularly described as:

APN 1220-22-410-135

LOT 947, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 27, 1974, IN BOOK 374, PAGE 676, AS FILE NO. 72456.

Together with all improvements, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or 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.

July 14, 2022 (Date)

David Craig Sever (Signature)

Margaret Tui Sever (Signature)

State of Nevada }

} ss.

County of Douglas }

Subscribed and sworn to on this 14 day of July, in the year 2022, before me, Owen Winburn (name of notary public), by ..... (name of principals).

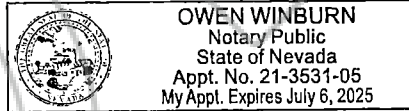
On this 14 day of July, in the year 2022, before me, Owen Winburn (name of notary public), personally appeared David Craig Sever and Margaret Tui Sever (name of principals) personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that he or she executed it.



(Signature of Notary Public)

NOTARY SEAL

(Added to NRS by 2011, 1350)



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-22-410-135  
 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: 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 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 David Craig Sever Capacity Grantor

Signature Margaret Jui Sever Capacity Grantor

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: David C. Sever  
 Address: 1474 Mary Jo Dr  
 City: Gardnerville  
 State: NV Zip: 89460

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: \_\_\_\_\_