

APN: 1320-30-817-004

Recording Requested By/Return to:

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



00158292202209882410040044

KAREN ELLISON, RECORDER

E10

Mail Future Tax Statements To:

TRAVIS A. FRENCH &
PETRINA J. FRENCH
PO Box 1046
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, TRAVIS A. FRENCH and PETRINA J. FRENCH, husband and wife as joint tenants with right of survivorship, do hereby convey to STEPHEN T. FRENCH, a married man as his sole and separate property, and COURTNEY T. FRENCH, an unmarried woman, 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 1660 Zaldia Drive, 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 was previously recorded in that certain Grant, Bargain, and Sale Deed recorded as Document No. 2015-872542 of Official Records of Douglas County, State of Nevada, on November 12, 2015.

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 AFFIRM THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

Dated: August 2, 2022.

Travis A. French

TRAVIS A. FRENCH, Grantor

Petrina J. French

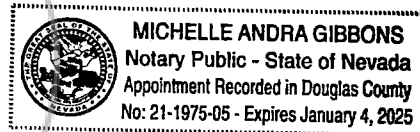
PETRINA J. FRENCH, Grantor

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On August 2, 2022, before me, a Notary Public, personally appeared TRAVIS A. FRENCH and PETRINA J. FRENCH, 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

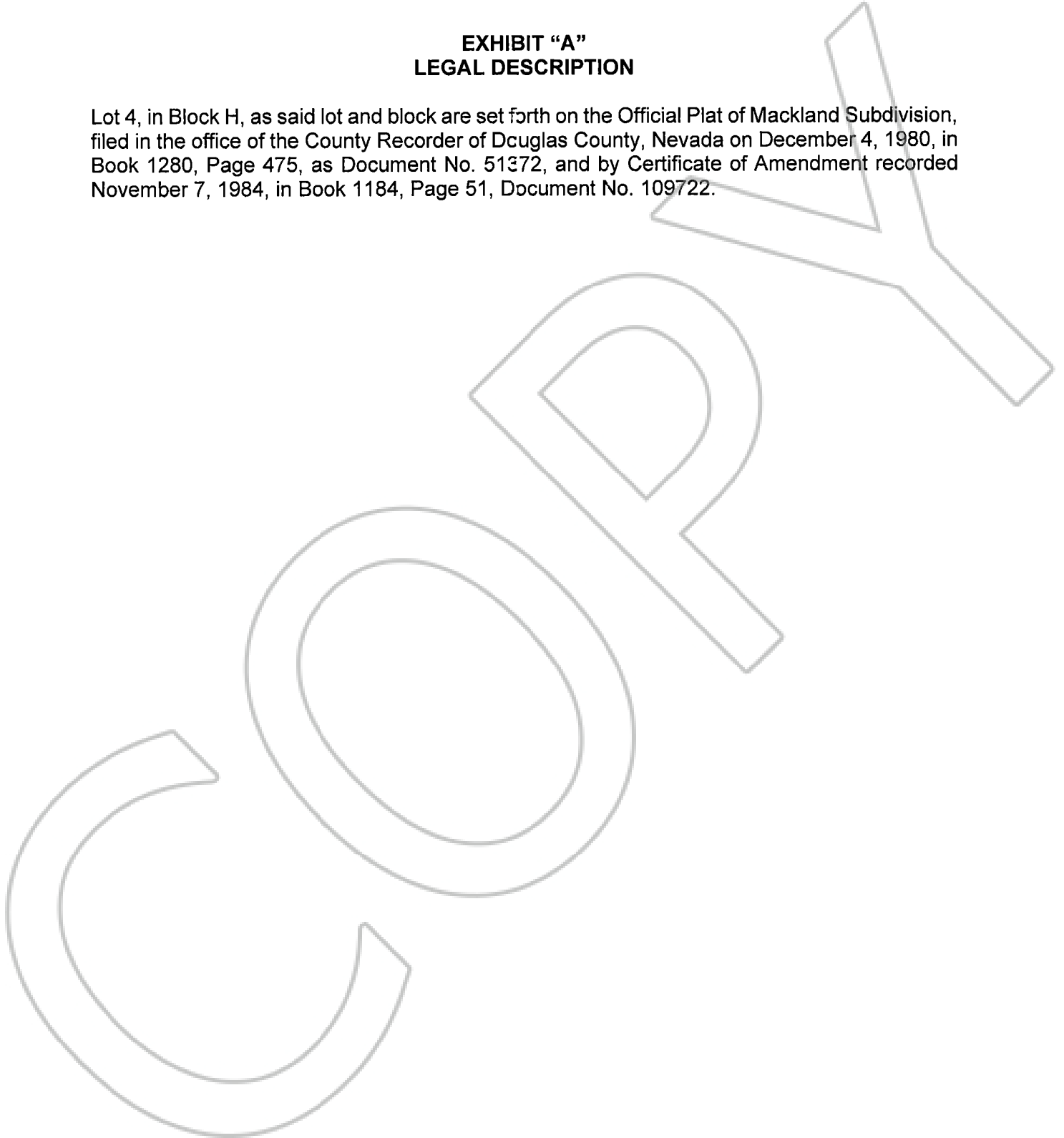
Notary Public



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**EXHIBIT "A"
LEGAL DESCRIPTION**

Lot 4, in Block H, as said lot and block are set forth on the Official Plat of Mackland Subdivision, filed in the office of the County Recorder of Douglas County, Nevada on December 4, 1980, in Book 1280, Page 475, as Document No. 51372, and by Certificate of Amendment recorded November 7, 1984, in Book 1184, Page 51, Document No. 109722.



**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY

1. Assessor Parcel Number(s)
a) 1320-30-817-004
b) _____
c) _____

Document/Instrument # _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

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:

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: Travis A. French Capacity: Grantor
Signature: Petrina J. French Capacity: Grantee

SELLER (GRANTOR) INFORMATION - REQUIRED

Name: Travis A. French & Petrina J. French
Address: 1660 Zaldia Drive
City, State, ZIP: Minden, NV 89423

BUYER (GRANTEE) INFORMATION - REQUIRED

Name: Travis A. French & Petrina J. French
Address: 1660 Zaldia Drive
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