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KAREN ELLISON, RECORDER

E10

**Prepared By:**

Richard C Ferguson  
567 Green Acres Dr  
GARDNERVILLE, NV 89460

**After Recording Return To:**

Kristina Carey  
567 Green Acres Dr  
GARDNERVILLE, NV 89460

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**TRANSFER ON DEATH DEED**

**KNOW ALL PERSONS BY THESE PRESENTS THAT:**

I, Richard C Ferguson, a single person, (herein referred to as "Grantor"), does hereby convey unto Grantee(s) as designated below, (herein referred to as "Grantee"), effective upon my death, the following described real property located in GARDNERVILLE, in the County of United States, State of Nevada:

**Legal Description:**

Lot 7, as shown on the Map of Green Acres, filed in the Office of the County Recorder of Douglas County, Nevada, September 19, 1966, as Document No. 34001. Together with all water rights, ditch or ditch rights and other rights to water, of any nature whatsoever, appurtenant to the property. Assessor's Parcel No: 121926001028

If the Grantee Beneficiary predeceases me, the conveyance to that Grantee Beneficiary shall:

Become part of the estate of the Grantee Beneficiary.

**THIS TRANSFER ON DEATH DEED IS REVOCABLE. THIS TRANSFER ON DEATH DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS TRANSFER ON DEATH REVOKES ALL PRIOR DEEDS BY THE GRANTOR 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 IN THE SAME REAL PROPERTY.**

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

**Grantee(s):**

Kristina Carey  
567 Green Acres Dr  
GARDNERVILLE, Nevada 89460

Darin Ferguson  
250 Industrial Way, Unit E  
Buellton, California 93427

Liam Ferguson  
905 SE 15th Ave  
Portland, Oregon 97214

Cheyenne Barton  
7066 Cortez Way Spc 4  
Crescent Valley, Nevada 89821

Josey Moore  
4751 Swinging Bridge Rd  
Brookneal, Virginia 24528

**Mail Tax Statements To:**

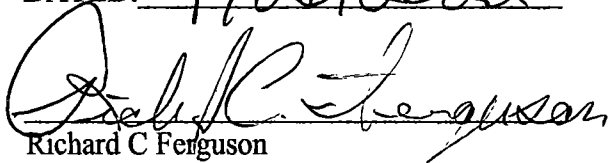
Kristina Carey  
567 Green Acres Dr  
GARDNERVILLE, Nevada 89460

[SIGNATURE PAGE FOLLOWS]

**Grantor Acknowledgement**

**Grantor Signature:**

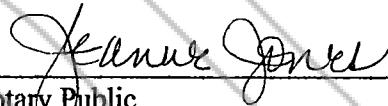
DATED: 4/26/2022



Richard C Ferguson  
567 GREEN ACRES DR  
Gardnerville, Nevada 89460

STATE OF NEVADA, COUNTY OF DOUGLAS, ss:

This instrument was acknowledged before me on this 26 day of April 2022 by  
Richard C Ferguson.

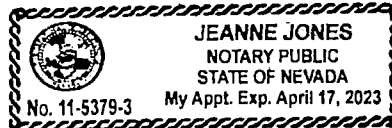


Notary Public

Notary / CSR

Title (and Rank)

My commission expires: 4/17/2022



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 121926001028  
 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: Conveyance of real property upon death of grantor NRS 111.655 to 111.699, inclusive

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: Richard C. Ferguson Capacity: grantor

Signature: Kristina Carey Capacity: grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Richard C. Ferguson  
 Address: 567 Green Acres Dr.  
 City: Gardnerville  
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Kristina Carey  
 Address: 567 Green Acres Dr.  
 City: Gardnerville  
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING  
(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_