

APN: 1420-08-212-029

FILED FOR RECORD AT REQUEST OF:

Robert M. Hellen, Sr.  
1038 Haystack Drive  
Carson City, NV 89705



KAREN ELLISON, RECORDER

E10

WHEN RECORDED RETURN TO:

Robert M. Hellen, Sr. (Grantor)  
1038 Haystack Drive  
Carson City, NV 89705

MAIL TAX STATEMENT TO:

Robert M. Hellen, Sr.  
1038 Haystack Drive  
Carson City, NV 89705

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**DEED UPON DEATH**  
(Individual to Individual)

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

I, **ROBERT M. HELLEN, SR.**, an unmarried widower, hereinafter referred to as "Grantor", do hereby convey unto **PATRICIA M. ARNOTT**, an unmarried individual, hereinafter "Grantee", effective on my death, the following lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, commonly known as 1038 Haystack Drive, Carson City, Nevada, and more particularly described as follows:

A PARCEL OF LAND LOCATED IN THE SUNRIDGE HEIGHTS, PHASE 5 DEVELOPMENT IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M., BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A WELL MONUMENT LOCATED IN THE CENTER OF THE EASTERLY CUL-DE-SAC OF HAYSTACK DRIVE, AS SHOWN ON THE AMENDED PLAT OF SUNRIDGE HEIGHTS, PHASE 5B, DOCUMENT NO. 356642; THENCE NORTH 3°06'06" WEST, 45.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE THROUGH THE FOLLOWING COURSES:

Southerly along a curve having a tangent bearing of South 86°53'54" West and a radius of 45.00 feet through a central angle of 34°49'33" and an arc length of 27.35 feet to the point of reverse curve to the right having a radius of 50.00 feet;

Westerly along said curve through a central angle of 37°51'51" and an arc length of 33.04 feet;  
South 89°56'10" West, 3.69 feet;  
North 00°03'50" West, 115.00 feet;  
North 89°56'10" East, 90.00 feet;  
South 17°39'42" West, 99.80 feet to the POINT OF BEGINNING.

The bearing of North 89°56'10" East along the Northerly line of Block 1, as shown on Document No. 340969 was used as the Basis of Bearings for the description.

This deed is revocable. This deed does not transfer any ownership until the death of the grantor. This deed 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 grantor's entire interest in the same real property.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

*[Handwritten signature]*

WITNESS Grantor hand this the 13 day of October, 2022.

[Signature]

Grantor  
ROBERT M. HELLEN, SR.

WITNESS Grantee hand this the 13 day of October, 2022.

[Signature]

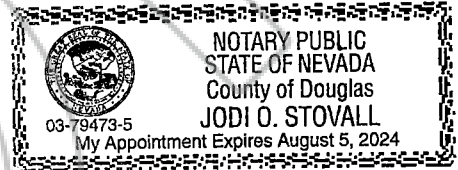
Grantee  
PATRICIA M. ARNOTT

STATE OF NEVADA )  
COUNTY OF DOUGLAS )

On October 13, 2022 before me, Jodi O Stovall,  
personally appeared ROBERT M. HELLEN, SR. and PATRICIA MARIA ARNOTT personally  
known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose  
names are subscribed to the within instrument and acknowledged to me that they executed the  
same in their authorized capacities, and that by their signatures on the instrument the persons, or  
the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

[Signature] [Seal]  
NOTARY PUBLIC



My Commission Expires:  
8-5-24

**Grantor Name, Address, phone:**  
Robert M. Hellen, Sr.  
1038 Haystack Drive  
Carson City, Nevada 89705  
(775) 267-2006

**Grantee Name, Address, phone:**  
Patricia M. Arnott  
675 College Drive  
Reno, NV 89503  
(775) 772-6807

**SEND TAX STATEMENTS TO  
GRANTEE UPON DEATH OF  
GRANTOR**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-08-212-029  
 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 [Signature] Capacity Grantee

Signature [Signature] Capacity Grantor

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Robert M. Hellen  
 Address: 1038 Haystack Dr.  
 City: Carson City  
 State: NV ; Zip: 89705

Print Name: [Signature]  
 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)