

APN: 1320-27-002-016

Recorded at the Request of/Return to:
HERITAGE LAW
1625 Highway 88, Suite 304
Minden, NV 89423



KAREN ELLISON, RECORDER

E10

Mail Future Tax Statements To:
THOMAS REYNOLDS &
CAMILLE A. REYNOLDS
1585 Buckeye Road
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, THOMAS REYNOLDS and CAMILLE A. REYNOLDS, husband and wife as joint tenants with right of survivorship, do hereby convey to ALEXANDRA L. BRADEN, an unmarried woman, and KENDRA L. SCHWARTZ, a married woman as her sole and separate property, as joint tenants with right of survivorship, 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 1585 Buckeye Road, 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 previously appeared in Grant, Bargain and Sale Deed recorded on February 28, 1995, as Document Number 0357021.

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

Dated: October 20, 2022.

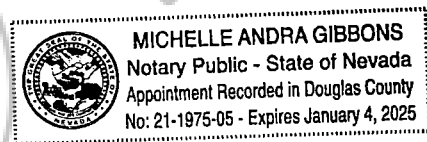
Thomas Reynolds
THOMAS REYNOLDS, Grantor

Camille A. Reynolds
CAMILLE A. REYNOLDS, Grantor

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On October 20, 2022, before me, a Notary Public, personally appeared THOMAS REYNOLDS and CAMILLE A. REYNOLDS, 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**

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land being located in a portion of the Southeast $\frac{1}{4}$ of Section 27, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada, and more particularly described as follows:

Parcel No. 15-A, as set forth in that certain Parcel Map for ROBERT L. BURNS, filed for record in the Office of the County Recorder of Douglas County, Nevada on January 19, 1982, Book 182, Page 1204, as Document No. 64133.

RESERVING THEREFROM a non-exclusive easement for road and public utilities over, under and across the North and East 30 feet of said land.

**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	

1. Assessor Parcel Number(s)
 a) 1320-27-002-016
 b) _____
 c) _____

2 Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input checked="" type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> 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: Thomas Reynolds Capacity: Grantor
 Signature: Camille A Reynolds Capacity: Grantee

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: Thomas Reynolds & Camille A. Reynolds
Address: 1585 Buckeye Road
City, State, ZIP: Minden, NV 89423

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: Thomas Reynolds & Camille A. Reynolds
Address: 1585 Buckeye Road
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