

APN: 1220-22-110-055

Recording Requested By/Return to:

HERITAGE LAW

1625 Highway 88, Suite 304

Minden, NV 89423



00162494202209918430030033

KAREN ELLISON, RECORDER

E10

Mail Future Tax Statements to:

SANDRA S. GRAY

1447 James Road

Gardnerville, NV 89460

The undersigned hereby affirms that this document submitted for recording does not contain personal information as required by law.

DEED UPON DEATH

I, SANDRA S. GRAY, an unmarried woman, do hereby convey to CHARLES W. TUGGLE, a married man as his sole and separate property, effective on my death, all my right, title, and interest in the real property commonly known as 1447 James Road, Gardnerville, Douglas County, State of Nevada, and more particularly described as follows:

Lot 119, as shown on the official map of Gardnerville Ranchos Unit No. 5, filed for record on November 4, 1970 in the office of the County Recorder of Douglas County, Nevada, as Document No. 50056.

Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain and Sale Deed recorded on September 12, 2013, as Document Number 830442.

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.

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

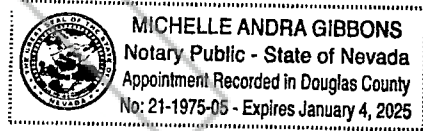
Dated: November 16, 2022.

Sandra S. Gray
SANDRA S. GRAY, Grantor

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On November 16, 2022, before me, a Notary Public, personally appeared SANDRA S. GRAY, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that she executed it.

Michelle Andra Gibbons
Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1220-22-110-055
 - 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: \$ 0.00

- 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 pursuant to NRS 111.109

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: Sandra S. Gray Capacity: Grantor

Signature: Sandra S. Gray Capacity: Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Sandra S. Gray
 Address: 1447 James Road
 City: Gardnerville
 State: Nevada Zip: 89460

Print Name: Sandra S. Gray
 Address: 1447 James Road
 City: Gardnerville
 State: Nevada Zip: 89460

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

Print Name: HERITAGE LAW Escrow # _____
 Address: 1625 Highway 88, Ste. 304
 City: Minden State: Nevada Zip: 89423