

APN: 1320-30-211-052

After Recording, Mail to:  
Kathleen M. Molina  
1746 Oakwood Dr.  
Minden, NV 89423



SHAWNYNE GARREN, RECORDER

E10

Mail Tax Statements to:

Same as above

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

## TRANSFER ON DEATH DEED

By this instrument, KATHLEEN MAGEE MOLINA, a Widow, Grantor, transfers upon her death to KEVIN ROBERT MOLINA, a single man, as Grantee Beneficiary, the following described real property in the County of Douglas, State of Nevada:

Lot 13 in Block I as shown on the Official Map of WESTWOOD VILLAGE UNIT NO. 1, filed for record in the office of the County Recorder of Douglas County, Nevada, on October 5, 1979, in Book 1079, Page 440, Document No. 37417, and Certificate of Amendment recorded July 14, 1980, in Book 780, Page 783, Document No. 46166, and Certificate of Amendment recorded January 31, 1991, in Book 191, Page 3820, Document No. 243938..

Per NRS 111.312, this legal description was previously recorded at Document No. 817350 in Book 113 at Pages 9286 through 9289, on January 31, 2013.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantee.

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.

IN WITNESS WHEREOF, the Grantor execute this conveyance on the 29<sup>th</sup> day of August, 2023.

  
KATHLEEN MAGEE MOLINA

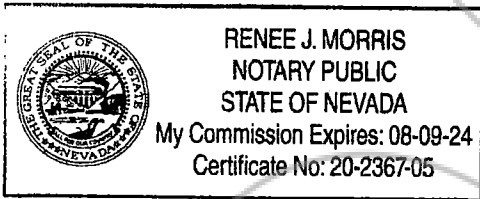
**ACKNOWLEDGMENT**

STATE OF NEVADA        )  
                                      : ss.  
COUNTY OF DOUGLAS    )

On August 29, 2023, before me, Renee J. Morris, Notary Public, personally appeared KATHLEEN MAGEE MOLINA, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Seal



*Renee J. Morris*  
NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 1320-30-211-052
- 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 \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

\$ -0-

Deed in Lieu of Foreclosure Only (value of property): \$ -0-

Transfer Tax Value: \$ -0-

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: This is a transfer of property that only becomes effective after the death of Grantor, without consideration.

**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 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: Kathleen M Molina Capacity: Grantor

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (Required)**

Print Name: Kathleen MagEE Molina

Address: 1746 Oakwood Dr.

City/State/Zip: Minden, NV 89423

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# \_\_\_\_\_

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423

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|--|-------------|
| <b>FOR RECORDERS OPTIONAL USE ONLY</b> |             |
| Document/Instrument #:                 | _____       |
| Book: _____                            | Page: _____ |
| Date of Recording:                     | _____       |
| Notes:                                 | _____       |