

APN: 1320-26-001-010

RECORDING REQUESTED BY:
Robert R. Nickerson
1732 Coyote Rd.
Gardnerville, Nevada 89410



SHAWNYNE GARREN, RECORDER E10

MAIL TAX STATEMENTS TO:
Robert R. Nickerson
Post Office Box 1515
Minden, Nevada 89423

Pursuant to NRS 239B.030(4), I affirm that the instrument contained below does contain the social security number of any person.

Deed Upon Death

I, Robert R. Nickerson, Trustee of the Nickerson Revocable Trust (Grantor), hereby convey to Tiffany Lee Ulrich and Danielle Marie Nickerson (Grantees), as joint tenants, all my rights, title and interest in the real property commonly known as 1732 Coyote Road located in the County of Douglas, and more particularly described as follows:

A Parcel of Land Situated in the East 1/2 of Section of 26, Township 13 North, Range 20 East, M.D.B.&M. more particularly described as follows:

Parcel 2A as shown on Parcel Map for T.G. Harrison etals recorded in the office of the Douglas County Recorder on June 23, 1989, as Document No. 205176, Book 689, Page 3469, Official Records.

A.P.N. 1320-26-001-010

TOGETHER WITH all improvements, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or 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.

Pursuant to NRS 239B.030, I affirm that this instrument does not contain a social security number or the personal information of any person.

Pursuant to NRS 111.312, this legal description was previously recorded as Document No. 0558129 on the 18th day of November, 2002.


DATED this 13 day of September, 2023.

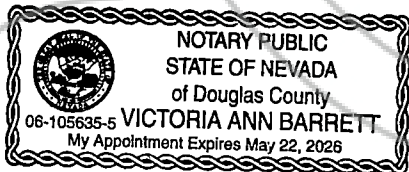

ROBERT R. NICKERSON

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

Subscribed and sworn to on this 13 day of September, 2023, before me personally appeared Robert R. Nickerson 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 he executed it.

WITNESS my hand and official seal.


NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-26-001-010
 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: \$0.00
 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 111.655 to 111.699, inclusive.

5. Partial Interest: Percentage being transferred: 100.00 %

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 Robert R. Nickerson Capacity Seller/Buyer

Signature Robert R. Nickerson Capacity Seller/Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nickerson Revocable Trust
 Address: Post Office Box 1515
 City: Minden
 State: Nevada Zip: 89423

Print Name: Tiffany Lee Ulrich & Danielle Marie Nickerson
 Address: Post Office Box 1515
 City: Minden
 State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Michael Smiley Rowe, Esq. Escrow # NA
 Address: 1638 Esmeralda Avenue
 City: Minden State: Nevada 89423 Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)