

DOUGLAS COUNTY, NV

2023-1001271

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

10/09/2023 11:08 AM

GODEEDS

SHAWNYNE GARREN, RECORDER

E10

Requested By, Mail Tax Statements To:

Heather Marie Byers

1409 Porter Dr

Minden, NV 89423

When Recorded, Mail To:

Attention: MetLife Legal Plans, Inc. Deeds

8940 Main Street, Suite 2

Clarence, NY 14031

Assessor's Parcel Number:

1420-28-701-023

DEED UPON DEATH

(N.R.S. 111.655 to 111.699)

I, Heather Marie Byers

AKA Heather Byers

hereby convey to:

Sara Leigh Byers

Mathew Cody Byers

as the sole and separate property of such beneficiaries, effective on my death, all right, title and interest in the real property commonly known as 1409 Porter Dr, Minden, NV 89423, Douglas County, or located in the County of Douglas, State of Nevada, and more particularly described as set forth on Exhibit A hereto.

Prior Instrument Description

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.

If Sara Leigh Byers does not survive me, upon my death I convey his or her intended share to the following beneficiary:

Mathew Cody Byers

If Mathew Cody Byers does not survive me, upon my death I convey his or her intended share to the following beneficiary:

his or her children

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 ENTIRE INTEREST OF THE GRANTOR IN THE SAME REAL PROPERTY.

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

COPY

Signatures

Executed on the date set forth below.

Heather Marie Byers
Heather Marie Byers

9/29/2023
Date

Acknowledgment of Notary Public

STATE OF Nevada
COUNTY OF Clark

This deed was acknowledged before me by means of audio/visual communication on the 29th day of September, 2023 by Heather Marie Byers.

B.R.R.
Notary Signature

Brendon Rodriguez, Notary Public
Printed Name and Title

9/29/2023
Date



Notary Seal

EXHIBIT A
LEGAL DESCRIPTION

The real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL NO. 3, AS SHOWN ON THE PARCEL MAP FOR VERA HANSEN, DOCUMENT NO. 01874, AS FILED IN THE DOUGLAS COUNTY RECORDER'S OFFICE, MINDEN, NEVADA, REFLECTING A LOT LINE ADJUSTMENT WITH PARCEL NO. 4 OF SAID PARCEL MAP AND THAT CERTAIN EAST 1/2 NORTHEAST 1/4 NORTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M.; THENCE SOUTH 89°46'54" WEST 663.03 FEET; THENCE SOUTH 00°09'01" WEST, 523.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°53'21" EAST 333.58 FEET; THENCE SOUTH 00°09'03" WEST, 111.05 FEET; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 20.00 FEET, CENTRAL ANGLE OF 89°44'18" AND ARC LENGTH OF 31.32 FEET; THENCE ALONG THE NORTH LINE OF JACKIE LANE, SOUTH 89°53'21" WEST, 313.67 FEET; THENCE NORTH 00°09'01" EAST 130.96 FEET TO THE TRUE POINT OF BEGINNING.

Parcel ID No.: 1420-28-701-023

Property commonly known as: 1409 PORTER DR, MINDEN, NV 89423

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-28-701-023
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ _____
 d. 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: TRANSFER WHICH BECOMES EFFECTIVE UPON THE DEATH OF GRANTOR FOR NO CONSIDERATION

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 Heather Marie Byers Capacity: Grantor
 Signature _____ Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Heather Marie Byers
 Address: 1409 Porter Dr,
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Sara Leigh Byers & Mathew Cody Byers
 Address: 1409 Porter Dr,
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: MetLife Legal Plans Escrow # _____
 Address: 8940 Main Street Suite 2
 City: Clarence State: NY Zip: 14031