

APN: 1420-34-410-002

Recorded At The Request Of/Return to  
When Recorded:  
HERITAGE LAW  
1625 State Route 88, Suite 304  
Minden, NV 89423



SHAWNYNE GARREN, RECORDER E10

Mail Future Tax Statements To:  
DENNIS V. MINNER &  
BARBARA A. MINNER  
2639 Clapham Lane  
Minden, NV 89423

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

**DEED UPON DEATH**

WE, DENNIS V. MINNER and BARBARA A. MINNER, husband and wife, as joint tenants, do hereby convey to ERIC and LESLIE BENSON, husband and wife 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 2639 Clapham Lane, 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, Sale Deed* recorded on July 30, 1992, as Document Number 284586.

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 was prepared without the benefit of a title search and the description of the property was furnished by the party(ies). The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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: October 16, 2023.

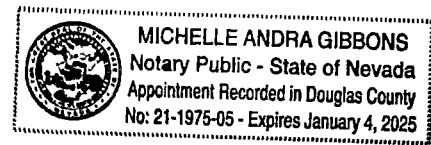
Dennis V. Minner  
DENNIS V. MINNER

Barbara A. Minner  
BARBARA A. MINNER

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS    )

On October 16, 2023, before me, a Notary Public, personally appeared DENNIS V. MINNER and BARBARA A. MINNER personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose names are subscribed to this instrument and acknowledged that he and she executed it.

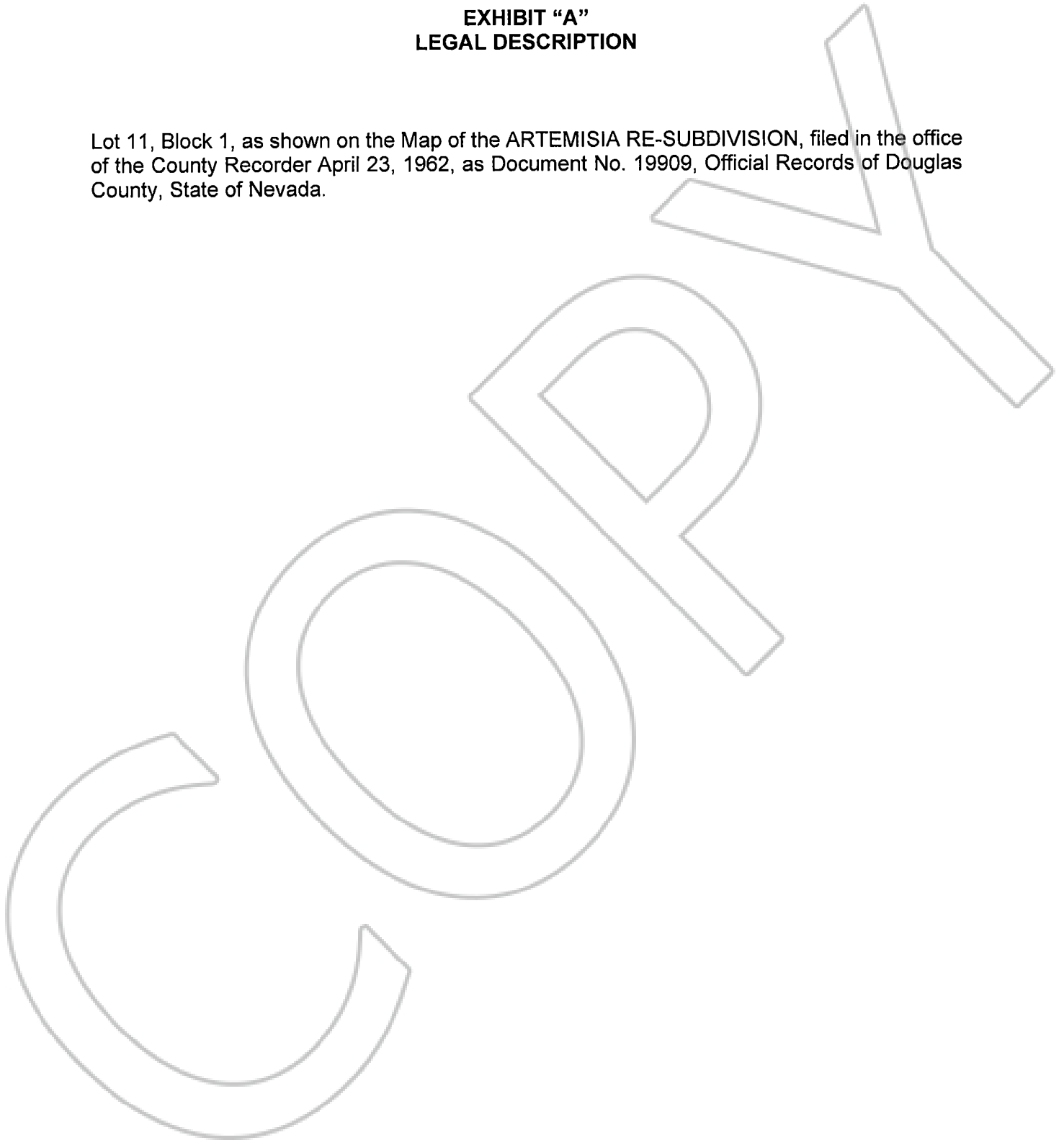
Michelle Andra Gibbons  
Notary Public



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**EXHIBIT "A"  
LEGAL DESCRIPTION**

Lot 11, Block 1, as shown on the Map of the ARTEMISIA RE-SUBDIVISION, filed in the office of the County Recorder April 23, 1962, as Document No. 19909, Official Records of Douglas County, State of Nevada.



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-34-410-002  
 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 111.109

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 Dennis V. Minner Capacity Grantor

Signature Barbara A. Minner Capacity Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Dennis V. & Barbara A. Minner  
 Address: 2639 Clapham Lane  
 City: Minden  
 State: Nevada Zip: 89706

Print Name: Dennis V. & Barbara A. Minner  
 Address: 2639 Clapham Lane  
 City: Minden  
 State: Nevada Zip: 89706

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

Print Name: HERITAGE LAW Escrow # \_\_\_\_\_  
 Address: 1625 STATE ROUTE 88, STE 304  
 City: MINDEN State: MINDEN Zip: 89423

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