

Assessor's Parcel Number: 1022-10-002-085)
 RECORDING REQUESTED)
 AND RETURN TO:)
 Best Friends Animal Society)
 5001 Angel Canyon Rd)
 Kanab, UT 84741)
)
 MAIL TAX STATEMENTS TO:)
 Best Friends Animal Society)
 5001 Angel Canyon Rd)
 Kanab, UT 84741)
)



00175008202310024420030039

SHAWNYNE GARREN, RECORDER

E10

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

DEED UPON DEATH

I, GIL LEDERMAN AKA GILBERT LEDERMAN, a single man, hereinafter referred to as "Grantor," do hereby convey unto, the 501(c)3 charity BEST FRIENDS ANIMAL SOCIETY, Tax ID# 23-7147797, hereinafter referred to as "Grantee", right of survivorship, effective upon my death, all right, title and interest in:

Assessor's Parcel Number 1022-10-002-085, commonly known as 3901 Topaz Ranch Dr, Wellington, NV 89444, or all that certain real property located in the County of Douglas, State of Nevada, and more particularly described as:

Lot 174, of Topaz Ranch Estates unit No. 2, according to the map thereof, filed in the office of the county recorder of Douglas County, state of Nevada, on February 20, 1967, the book 761, as document No. 35464. APN No. 1022-10-002-085.

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.

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

Gil Lederman
Grantor

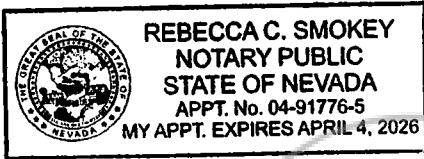
11/17/23
Date

State of Nevada }
County of Carson } ss.

Subscribed and sworn to on this 17th day of November, in the year 2023, before me, Rebecca Smokey, by Gil Lederman

On this 17th day of November, in the year 2023, before me, Rebecca Smokey, personally appeared Gil Lederman 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/she executed it,

Rebecca C. Smokey
NOTARY PUBLIC



Grantor's Name, Address, Phone:

Gil Lederman
3901 Topaz Ranch Dr
Wellington, NV 89444
775-266-3410

Grantees' Name and Address:

Best Friends Animal Society
5001 Angel Canyon Rd
Kanab, UT 84741

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1022-10-002-085
 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: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 10
 b. Explain Reason for Exemption: TRANSFER ON DEATH

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 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 *Gil Lederman* Capacity GRANTOR

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: GIL LEDERMAN
 Address: 3901 TOPAZ RANCH DR
 City: WELLINGTON
 State: NV Zip: 89474

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: SAME
 Address: _____
 City: _____
 State: _____ Zip: _____

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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