

APN: 1220-22-310-075

Recorded at the Request of/Return To:  
HERITAGE LAW  
1625 Highway 88, Suite 304  
Minden, NV 89423



SHAWNYNE GARREN, RECORDER

E10

Mail Future Tax Statements To:  
JAMES V. PISCIOTTI and  
SHAWNA A. PISCIOTTI  
650 Long Valley Rd.  
Gardnerville, NV 89460

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

**DEED UPON DEATH**

WE, JAMES V. PISCIOTTI and SHAWNA A. PISCIOTTI, husband and wife as joint tenants, do hereby convey to SHYLA ROSE PISCIOTTI, an unmarried woman, 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 650 Long Valley Road, Gardnerville, 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 was previously recorded in that certain *Grant, Bargain and Sale Deed* recorded as Document No. 774338 of Official Records of Douglas County, State of Nevada, on November 22, 2010.

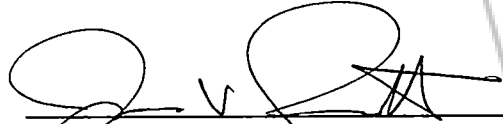
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

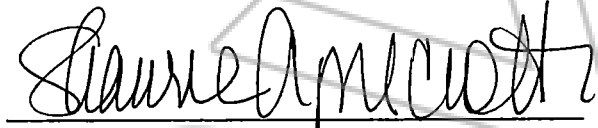
THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR(S). THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR(S) WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO NRS 111.655 to 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR(S) IN THE SAME REAL PROPERTY.

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

Dated: December 7, 2023.

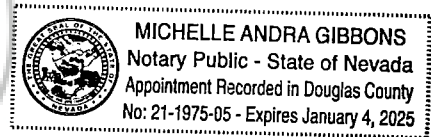
  
\_\_\_\_\_  
JAMES V. PISCIOTTI

  
\_\_\_\_\_  
SHAWNA A. PISCIOTTI

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS        )

On December 7, 2023, before me, a Notary Public, personally appeared JAMES V. PISCIOTTI and SHAWNA A. PISCIOTTI, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name are subscribed to this instrument and acknowledged that he and she executed it.

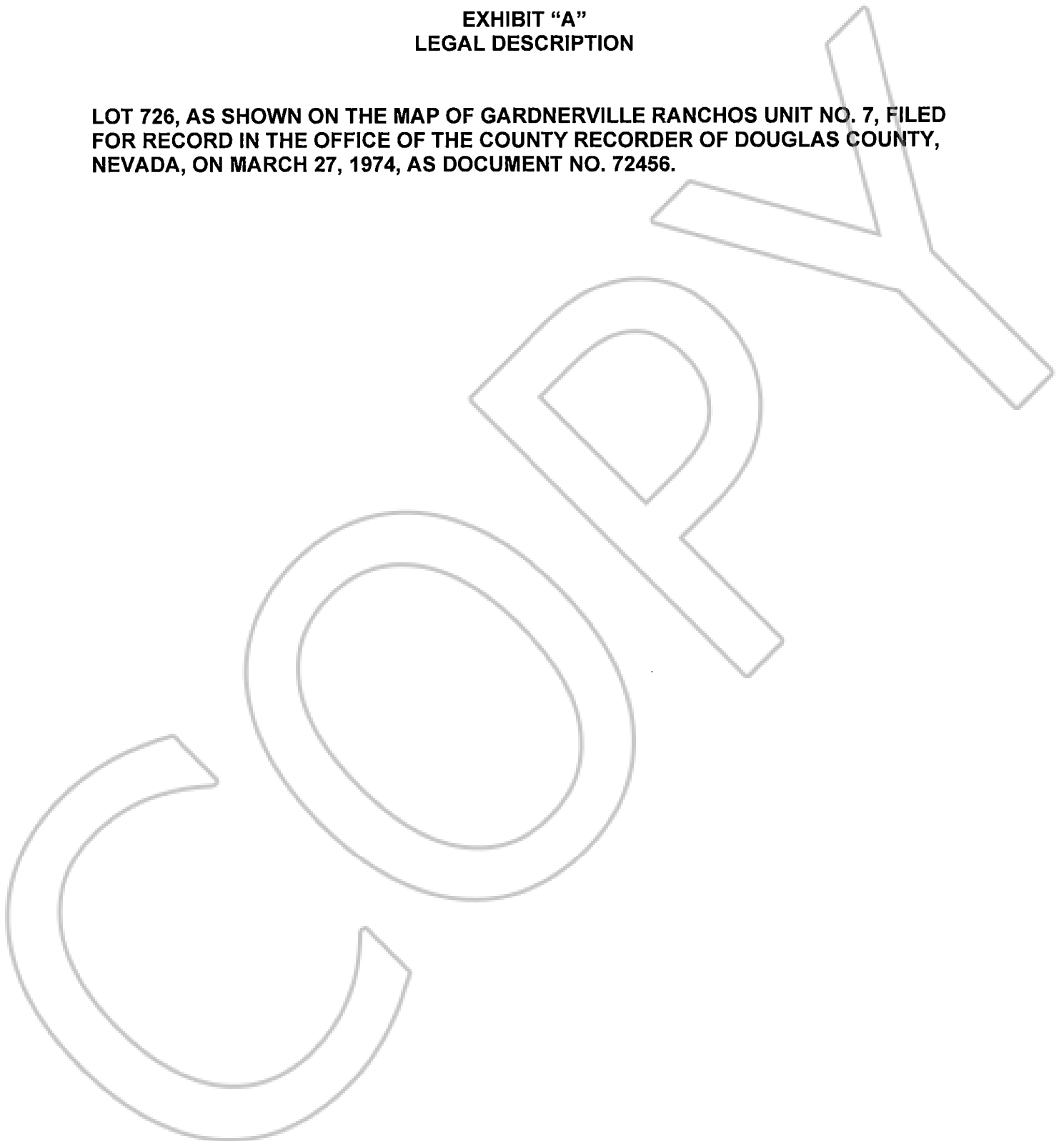
  
\_\_\_\_\_  
Notary Public



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**EXHIBIT "A"  
LEGAL DESCRIPTION**

**LOT 726, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, AS DOCUMENT NO. 72456.**



STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1220-22-310-075
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
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 [Handwritten Signature] Capacity Agent for Grantor

Signature [Handwritten Signature] Capacity Agent for Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: James V. & Shawna A. Piscioti  
 Address: 650 Long Valley  
 City: Gardnerville  
 State: Nevada Zip: 89460

Print Name: James V. & Shawna A. Piscioti  
 Address: 650 Long Valley  
 City: Gardnerville  
 State: Nevada Zip: 89460

**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)