

APN 1420-07-615-001  
RPTT: None/Exempt #10

When Recorded, Mail to:  
Smith and Harmer, Ltd.  
502 North Division Street  
Carson City, Nevada 89703

Mail Tax Statement To:  
Elaine Sherman  
980 Rolling Ridge Court  
Carson City, NV 89705



SHAWNYNE GARREN, RECORDER

E10

DEED UPON DEATH

I, ELAINE SHERMAN, AN UNMARRIED WOMAN, Grantor, do hereby convey unto, BARBARA RENNER, a married woman, as her sole and separate property, effective on my death all right, title and interest in the real property commonly known as 980 Rolling Ridge Court, Carson City, Nevada, located in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

Lot 19, in Block C, as set forth in the final map of SUNRIDGE HEIGHTS II, PHASE 2, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 3, 1994, in Book 394, page 568, as Document No.331447

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise 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 GRANTORS. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTORS 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 GRANTORS' ENTIRE INTEREST IN THE SAME REAL PROPERTY.

This deed is subject to any valid liens on the property in existence on the date of death of Grantor.

The undersigned affirms this document does not contain a social security number.

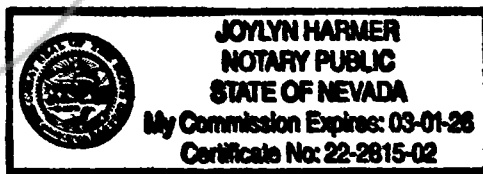
WITNESS MY HAND this 11<sup>th</sup> day of January, 2023.

Elaine Sherman  
ELAINE SHERMAN

STATE OF NEVADA        )  
  ss  
CARSON CITY            )

On the 11<sup>th</sup> day of January, 2023, personally appeared before me, a Notary Public, ELAINE SHERMAN, personally known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the above instrument who acknowledged to me that she executed same.

Joylyn Harmer  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE

**FOR RECORDERS OPTIONAL USE ONLY**  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
DATE OF RECORDING: \_\_\_\_\_  
NOTES: \_\_\_\_\_

1. Assessor Parcel Number(s)  
a) 1420-07-615-001  
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 \_\_\_\_\_

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: Conveyance effective upon death of grantor pursuant to NRS 111.655 to 111.699 inclusive.

5. Partial Interest: Percentage being transferred: 100.0 %

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 Joylyn Harmer Capacity Attorney  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Elaine Sherman  
Address: 980 Rolling Ridge Court  
City: Carson City  
State: NV Zip: 89705

Print Name: Barbara Renner  
Address: 980 Rolling Ridge Court  
City: Carson City  
State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Smith and Harmer, Ltd. By: Joylyn Harmer Escrow # \_\_\_\_\_  
Address: 502 N. Division Street  
City: Carson City State: NV Zip: 89703

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