

APN: 1318-24-710-007



00164041202309931820040044

RECORDING REQUESTED BY:

Name: FOR THE PEOPLE
Address: 1092-B S. Virginia St.
City/State/Zip: Reno, NV 89502

SHAWNYNE GARREN, RECORDER

E10

WHEN RECORDED MAIL TO:

Name: JASON HENDERSON
Address: 10260 Culiacan Pass Trail
City/State/Zip: Reno, NV 89521

MAIL TAX STATEMENT TO:

Name: JASON HENDERSON
Address: 10260 Culiacan Pass Trail
City/State/Zip: Reno, NV 89521

TRANSFER ON DEATH DEED

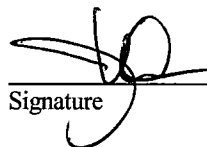
Please complete Affirmation Statement below:

X I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

-OR-

 I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)



Signature

GRANTOR
Title

JASON HENDERSON
Print Name

TRANSFER ON DEATH DEED

KNOW ALL MEN BY THESE PRESENT THAT:

I, **JASON HENDERSON, A SINGLE MAN**, referred to as “the Grantor”, do hereby convey my interest to **LANESSA HENDERSON, whose address is 10260 Culiacan Pass Trail, Reno, NV 89521**, hereinafter referred to as “the Grantee Beneficiary”, effective upon my death, the following lots, tracts or parcels of lands and property, together with all improvements located thereon, lying in Douglas County, State of Nevada:

See Exhibit “A” attached.

This transfer on death deed is revocable. It does not transfer any ownership until the death of the Grantor. This transfer on death 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 such prior deeds failed to convey the Grantor’s entire interest in the same real property.

Commonly known as: **250 Laurel Circle, Stateline, NV 89449**


Exemption: NRS 375.090(10) This is a deed which becomes effective upon the death of the Grantor pursuant to NRS 111.655 to 111.699, inclusive.



JASON HENDERSON

Arizona Ac
State of Nevada)
Maricopa Co) ss.
County of Washoe)

This instrument was acknowledged before me on the 3rd day of January, 2023, by ^{Ac}
JASON HENDERSON.


Notary Public

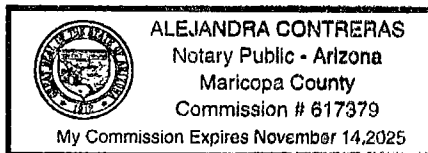


EXHIBIT "A"

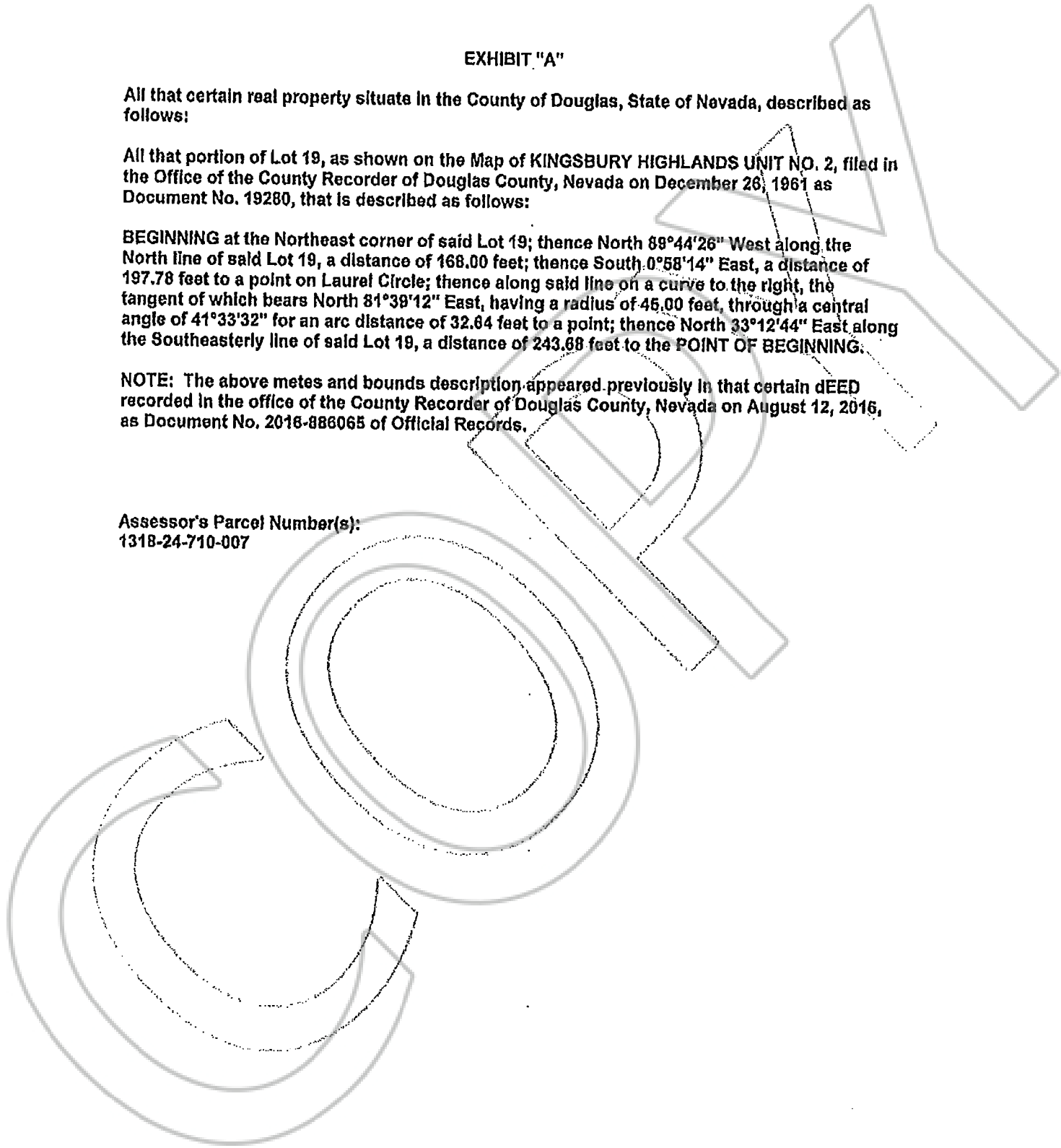
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of Lot 19, as shown on the Map of KINGSBURY HIGHLANDS UNIT NO. 2, filed in the Office of the County Recorder of Douglas County, Nevada on December 26, 1961 as Document No. 19280, that is described as follows:

BEGINNING at the Northeast corner of said Lot 19; thence North $89^{\circ}44'26''$ West along the North line of said Lot 19, a distance of 168.00 feet; thence South $0^{\circ}58'14''$ East, a distance of 197.78 feet to a point on Laurel Circle; thence along said line on a curve to the right, the tangent of which bears North $81^{\circ}39'12''$ East, having a radius of 46.00 feet, through a central angle of $41^{\circ}33'32''$ for an arc distance of 32.84 feet to a point; thence North $33^{\circ}12'44''$ East along the Southeasterly line of said Lot 19, a distance of 243.98 feet to the POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain DEED recorded in the office of the County Recorder of Douglas County, Nevada on August 12, 2016, as Document No. 2016-886065 of Official Records.

Assessor's Parcel Number(s):
1318-24-710-007



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 1318-24-710-007
 b) _____
 c) _____
 d) _____

2. Type of Property:

a) <input type="checkbox"/>	Vacant Land	b) <input checked="" type="checkbox"/>	Single Fam Res.
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg.	f) <input type="checkbox"/>	Comm'l/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other		

FOR RECORDERS OPTIONAL USE ONLY	
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

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 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 _____ Capacity Grantor
 Signature _____ Capacity Grantor

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Jason Henderson
 Address: 10260 Culiacan Pass Trail
 City: Reno
 State: NV Zip: 89521

BUYER (GRANTEE) INFORMATION

(REQUIRED)

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

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: For the People/Needle and Annoy Inc. Escrow # _____
 Address: 1092 So. Virginia Street, Suite B
 City: Reno State: NV Zip: 89502