

APN# 1320-30-213-014



SHAWNYNE GARREN, RECORDER E10

Recording Requested by/Mail to:

Name: Maria D Pearson  
Address: 1754 Pine wood drive #14  
City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Deed upon Death

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEED UPON DEATH

I (we) Maria D. PEARSON hereby convey to Eric Pearson & Tawny Gilbert effective on my (our) death, all right, title and interest in the real property commonly known as 1754 Pinewood Dr #14, City of Minden, County of Douglas, State of Nevada, or located in the County of Douglas, State of Nevada, and more particularly described as:

see attached exhibit A

(Legal Description)

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.

February 13, 2023 (Date)

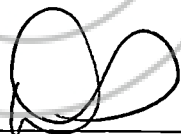
Maria D. Pearson (Signature)  
Maria D. Pearson  
State of Nevada }

} ss.

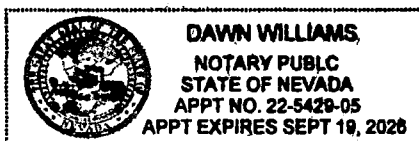
County of Douglas }

Subscribed and sworn to on this 13 day of February in the year 2023, before me, Dawn Williams, by Maria D. Pearson.

On this 13 day of February in the year 2023, before me, Dawn Williams personally appeared Maria D. Pearson personally known to me to be the person whose name is subscribed to this instrument, and acknowledged that he or she executed it.



(Signature of Notary Public)



# Exhibit A

A.P. No. 1320-30-213-014  
Escrow No. 143-2169456-11/WS  
R.P.T.T. \$663.00

**WHEN RECORDED MAIL TO:**

María D. Pearson  
1754 Pinewood Drive, #14  
Minden, NV 89423

**MAIL TAX STATEMENT TO:**

1754 Pinewood Drive, #14  
Minden, NV 89423

REQUESTED BY  
**FIRST AMERICAN TITLE CO.**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 OCT 28 PM 2:34

WERNER CHRISTEN  
RECORDER

\$15.00 PAID *[Signature]* DEPUTY

## **GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Pauline Leslie Gon, An Unmarried Woman

do(es) hereby **GRANT, BARGAIN and SELL** to

María D. Pearson, a married woman as her sole and separate property

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

**UNIT 14, AS SHOWN ON THE OFFICIAL MAP OF WESTWOOD MANOR, PHASE 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 29, 1981, AS DOCUMENT NO. 60744.**

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

Date: 10/13/2004

0627991

BK1004 PG12859

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 13 20-30-213-014  
 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: Deed upon 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 Maria D. Pearson Capacity Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Maria D. Pearson  
 Address: 1754 PINEWOOD DR #14  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: SAM E  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_