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SHAWNYNE GARREN, RECORDER

E10

A.P.N.: 1220-16-310-017

**WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:**

Letty Gaytan  
1271 Redwood Cir.  
APT 1  
Gardnerville, Nevada 89460

Space Above for Recorder's Use (NRS 247.110(3)(c))

**DEED UPON DEATH**

(Authorized under Nev. Rev. Stat. § 111.671)

I, Letty Gaytan, a divorced and currently unmarried woman, with an address of 1271 Redwood Cir. Unit 1, Gardnerville, Nevada 89460 (the "Grantor") hereby convey to Jenae Vanessa Gaytan, a woman, with an address of 712 Hotsprings Rd, #7, Carson City, Nevada 89706, Josiah E Gaytan, a man, with an address of 1271 Redwood Cir., Unit 1, Gardnerville, Nevada 89460, and Jeren Genaro Gaytan, a man, with an address of 712 Hot Springs Rd, #7, Carson City, Nevada 89706, as joint tenants with right of survivorship (collectively, the "Designated Beneficiaries"), effective on my death, all right, title and interest in the real property located in Douglas County, Nevada, and more particularly described as (the "Property"):

Lot 17, IN BUILDING C, AS SET FORTH ON THE MAP OF SEQUOIA VILLAGE TOWNHOUSES 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 14,1979, IN BOOK 1179, PAGE 776, AS DOCUMENT NO.38712, AND AS CORRECTED BY CERTIFICATE OF AMENDMENT RECORDED JULY 14, 1980, AS DOCUMENT NO. 46136

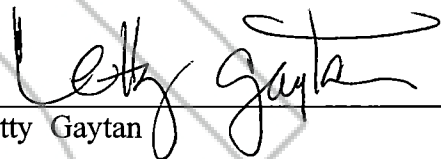
Together with all improvements, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

If, on the Grantor's death, this Deed Upon Death transfers the Property to more than one natural person, all natural persons who are Designated Beneficiaries will hold title as joint tenants with right of survivorship.

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.

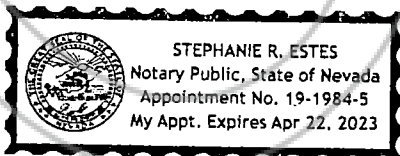
Signed by the Grantor, Letty Gaytan, on \_\_\_\_\_, 20\_\_.

  
\_\_\_\_\_  
Letty Gaytan

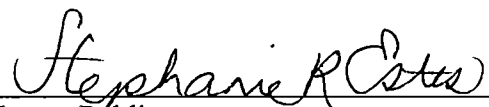
STATE OF NEVADA  
CITY/COUNTY OF Douglas

Subscribed and sworn to on this 27<sup>th</sup> day of February, 2023, before me, Stephanie R. Estes (here insert name of notary public), by Letty Gaytan.

On this 27<sup>th</sup> day of February, 2023, before me, Stephanie R. Estes (here insert name of notary public), personally appeared Letty Gaytan, 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 she executed it.



NOTARY SEAL

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

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-16-310-017  
 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 [Handwritten Signature] Capacity Grantor

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Leth Gaytan  
 Address: 1271 Redwood Circle #1  
 City: Gardnerville  
 State: N.V. Zip: 89460

Print Name: \_\_\_\_\_  
 Address: SAME  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Print Name: Leth Gaytan Escrow # \_\_\_\_\_  
 Address: 1271 Redwood Circle #1  
 City: Gardnerville State: Nevada Zip: 89460

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