

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



APN: 1420-07-717-003

SHAWNYNE GARREN, RECORDER E10

WHEN RECORDED MAIL TO:  
SEND TAX DOCUMENTS TO:  
LEO M. MCCLELLAN  
904 Peridot Court  
Carson City, NV 89705

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

DEED UPON DEATH

I, LEO M. MCCLELLAN, an unmarried man, hereby convey to my son, ACE LEE MCCLELLAN, a married man as his sole and separate property, effective on my death, all right, title and interest in the real property commonly known as 904 Peridot Court, Douglas County, State of Nevada, and more particularly described as:

Lot 9, Block A, as shown on the filed map of HIGHLAND ESTATES UNIT NO. 3, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 2, 1978, as Document No. 20213.

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 GRANTOR. THIS DEED REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THE GRANTOR 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 IN THE SAME REAL PROPERTY.

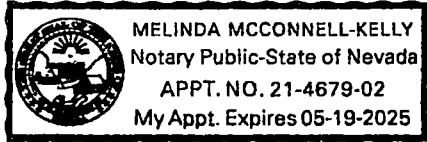
March 28, 2023

Signature- LEO M. MCCLELLAN

State of Nevada )  
Carson City )

Subscribed and sworn to on this 28<sup>th</sup> day of March, 2023, before me, a notary public, by LEO M. MCCLELLAN, personally appeared and 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 he executed it.

NOTARY SEAL



STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1420-07-717-003
  - 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>	
DOCUMENT/INSTRUMENT #:	_____
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: \$ 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 111.655 to 111.699.
  - c. 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 [Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Leo M. McClellan

Print Name: Leo M. McClellan, etal

Address: P.O. Box 936

Address: 904 Peridot Court

City: Carson City

City: Carson City

State: NV Zip: 89702

State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name A+ Documents Escrow # \_\_\_\_\_

Address 411 W. Third Street, Suite 1

City: Carson City State: NV Zip: 89703

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