

When recorded, mail to:

Name John O'Connor

Address 803 Wheeler Way

City/State/Zip: Gardnerville NV 89460

Parcel # 1220-16-810-067



SHAWNYNE GARREN, RECORDER E10

Space above this line for Recorders use

BENEFICIARY DEED
(Transfer On Death Deed)

KNOW ALL MEN BY THESE PRESENTS

That I (we), John P. O'Connor and Donna L. O'Connor,
the undersigned grantor(s), effective upon my(our) death(s), do hereby convey all of my(our) rights, title and interest in

and to that certain real property situated in Douglas County, State of Nevada
and legally described as:

LOT 1, BLOCK G, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 4,
FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA,
ON APRIL 10, 1967, AS DOCUMENT NO. 35914,

including all improvements thereon, subject however to any and all liens, encumbrances and covenants of record, to
primary beneficiary(ies), to wit: Christopher N. Kawaguchi, Ryan P. O'Connor, Kirsten A. Primrose,
Shawna K. Bossart, Scott E. Pugh

provided however, that if my primary beneficiary(ies) shall not survive me(us), then said property is conveyed to
my secondary beneficiary(ies), to wit: _____

IN WITNESS WHEREOF, I(we) have hereunto set my (our) hand(s) and seal this Second day of

May, 2023

John P. O'Connor
Printed Name of Grantor

John P. O'Connor
Signature of Grantor

Donna L. O'Connor
Printed Name of Grantor

Donna L. O'Connor
Signature of Grantor

ACKNOWLEDGMENT

State of Nevada)
County of Douglas) ss.

On this 2 day of May, 2023, before me, the undersigned

Notary Public, personally appeared John O'Connor and Jenna O'Connor

known to me to be the individual(s) who executed the foregoing instrument and acknowledged the same to be his(her)(their) free act and deed.

My Commission Expires: 09/02/2024

[Handwritten Signature]

Notary Public



[Large Faint Watermark]

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1220-16-810-067
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: Pay on 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 Donna O'Connor Capacity Owner

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Donna & John O'Connor
Address: 803 Wheeler Way
City: Gardnerville
State: NV Zip: 89460

Print Name: _____
Address: Same
City: _____
State: _____ Zip: _____

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

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

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