

RPTT:

APN: 1220-24-302-044

MAIL RECORDED DOCUMENT TO:

Barbara Rudz  
627 Pinto Circle  
Gardnerville, NV 89460



00167604202309961500030033

SHAWNYNE GARREN, RECORDER

E10

MAIL TAX STATEMENT TO:

Eliza McArthur  
1226 Collins Lane  
San Jose, CA 95129

**DEED UPON DEATH**

For valuable consideration, receipt of which is hereby acknowledged, BARBARA RUDZ does hereby Grant, Sell, Bargain and Convey to BARBARA RUDZ, a single woman, and then upon her death to JULIA I. McARTHUR, as her sole and separate property, all right, title and interest in the real property commonly known as 627 Pinto Circle, City of Gardnerville, County of Douglas, State of Nevada, and more particularly described as:

*Parcel 1 as set forth on Parcel Map for Century Oak Land Co., filed for record in the office of the Douglas County Recorder on May 24, 2001 in Book 501, as page 6926 as Document No. 514736, Official Records.*

Together with all contents, structures, appliances, fixtures, 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 intentionally revokes any Joint Tenancy between the current owners and creates a Tenancy in Common.**

**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**

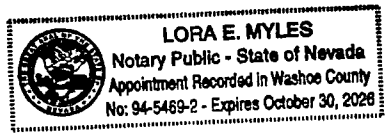
Dated this 21 day of April, 2023.

*Barbara Rudz*  
\_\_\_\_\_  
Barbara Rudz

///

STATE OF NEVADA            )  
  ) SS.  
CARSON CITY                 )

On this 21 day of April, 2023, before the undersigned, a Notary Public, personally appeared Barbara Rudz, 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 or she executed it.



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

State of Nevada  
Declaration of Value

**FOR RECORDER'S OPTIONAL USE ONLY**  
Document/Instrument # \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

1. Assessor Parcel Number(s)  
a) 1220-24-302-044  
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 \_\_\_\_\_

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

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 10  
b. Explain Reason for Exemption: \_\_\_\_\_

**Transfer from Self to Self with child as beneficiary**

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 therein. 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 [Signature] Capacity Attorney for the owner  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Barbara Rudz  
Address: 627 PINTO CIRCLE  
City: GARDNERVILLE  
State: NV Zip 89460

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

Print Name: Barbara Rudz  
Address: 627 PINTO CIRCLE  
City: GARDNERVILLE  
State: NV Zip 89460

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: CARE Law Program Escrow # \_\_\_\_\_  
Address: PO Box 628  
City: Carson City State NV Zip 89702

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)