

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



SHAWNYNE GARREN, RECORDER E10

WHEN RECORDED MAIL TO:
A+ Documents
411 W Third Street
Carson City, NV 89703

SEND TAX DOCUMENTS TO:
Aethra M. Gervase
981 Ranchview Circle
Carson City, NV 89705

APN: 1420-07-816-031

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

DEED UPON DEATH

I, AETHRA M. GERVASE, a single woman, hereby convey to my daughter, LISA C. POPULOH, a married woman as her sole and separate property, my daughter JULIA M. O'CONNOR, a married woman as her sole and separate property, and my son, JOSHUA J. GERVASE, an unmarried man, all as joint tenants with right of survivorship, effective on my death, all right, title and interest in the real property commonly known as 981 Ranchview Circle, County of Douglas, State of Nevada, and more particularly described as:

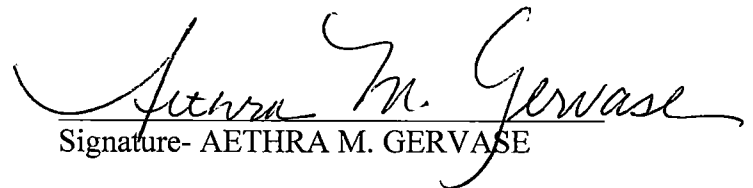
Lot 5 in Block M, as set forth on the Final Map of SUNRIDGE HEIGHTS, PHASES 7B and 9, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 5, 1995, in Book 995, Page 410, as Document No. 369825, and by Certificate of Amendment recorded August 14, 1996, in Book 896, Page 2588, as Document No. 394289.

Commonly known as: 981 Ranchview Circle, Carson City, NV 89705

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(S). THIS DEED REVOKES ALL PRIOR DEEDS 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.

May 30, 2023

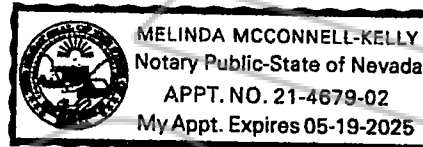

Signature- AETHRA M. GERVASE

-LOOSE CERTIFICATE ATTACHED-

State of Nevada)
Carson City)

Subscribed and sworn to on this 30th day of May 2023, before me, a notary public, by AETHRA M. GERVASE, 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 she executed it.


NOTARY SEAL



THIS JURAT IS ATTACHED TO A DEED UPON DEATH

DATED May 30, 2023

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-07-816-031
 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	
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 Aethra M. Gervase Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Aethra M. Gervase Print Name: Aethra M. Gervase, Etal.
 Address: 981 Ranchview Circle Address: 981 Ranchview Circle
 City: Carson City City: Carson City
 State: NV Zip: 89705 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)