

APN: 1419-12-511-006



Recording Requested By/Return to:

DAVID MORTON
3596 Cherokee Drive
Carson City, NV 89705

SHAWNYNE GARREN, RECORDER

E10

Mail Future Tax Statements To:

DAVID MORTON
3596 Cherokee Drive
Carson City, NV 89705

The undersigned hereby affirms that this document submitted for the recording does not contain personal information as required by law.

DEED UPON DEATH

I, DAVID MORTON, hereby convey to KATHLEEN CAPONI, a married woman as her sole and separate property, effective on my death, all my right, title, and interest in the real property commonly known as 3596 Cherokee Drive, Carson City, Douglas County, Nevada and more particularly described as follows:

Lot 6 as shown on the map of VALLEY VIEW SUBDIVISION UNIT NO. 2, recorded in the office of the County Recorder of Douglas County, State of Nevada, on April 6, 1964, as File No. 24786.

Pursuant to NRS 111.312, the above legal description was previously recorded in that certain Grant, Bargain, Sale Deed recorded as Document No. 2020-943136 of Official Records of Douglas County, State of Nevada, on March 5, 2020.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and 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(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.

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


Dated: June 2, 2023



DAVID MORTON, Grantor

STATE OF NEVADA)
) : ss.
COUNTY OF Douglas)

On June 2, 2023, before me, a Notary Public, personally appeared DAVID MORTON 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 Public

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1419-12-511-006
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:
DEAD UNCLE 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 David W. Nord Capacity GRANTOR

Signature _____ Capacity _____

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

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

Print Name: DAVID W NORD
Address: 3596 CHERRYHILL DR
City: CARSON
State: NV Zip: 89705

Print Name: KATHLEEN CAPONI
Address: 3596 CHERRYHILL DR
City: _____
State: NV Zip: 89705

**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)