



SHAWNYNE GARREN, RECORDER

E10

APN: 1420-33-411-014

Return document to:

Andre Y Beauchesne  
Vicki L Beauchesne  
2617 Fawn Fescue Ct  
Minden, NV 89423

Mail tax statements to:

Andre Y Beauchesne  
Vicki L Beauchesne  
2617 Fawn Fescue Ct  
Minden, NV 89423

**DEED UPON DEATH**  
Under NRS 111.695

I, ("Owner")

Andre Y Beauchesne and Vicki L Beauchesne, husband and wife  
2617 Fawn Fescue Ct  
Minden, NV 89423

hereby convey to ("Beneficiary")

Our son, Jason Michael Beauchesne, married, of 2114 Marshall Field Lane,  
Redondo Beach, CA 90278

effective on my death, all right, title and interest in the real property commonly  
known as 2617 Fawn Fescue Ct , City of Minden ,  
County of Douglas , State of Nevada, and more particularly  
described as:

Lot 14 as set forth on that Subdivision Map entitled WILDHORSE ANNEX  
UNIT NO. 1, a Planned Unit Development, recorded January 6, 1994 in Book 194  
at Page 1080, Official Records of Douglas County, State of Nevada, as Document  
No. 327012.

Together with all improvements, 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 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.

IN WITNESS WHEREOF, the said parties have signed and sealed these presents this 15<sup>th</sup> day of June, 2023

[Signature]  
Signature  
Andre Y Beauchesne  
Print name  
Owner  
Capacity

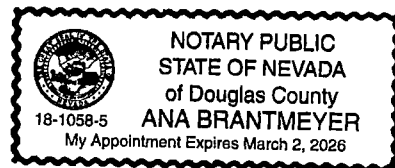
[Signature]  
Signature  
Vicki L Beauchesne  
Print name  
Owner/Spouse  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF Nevada )  
COUNTY OF Douglas )

On this 15<sup>th</sup> day of June, in the year 2023 before me,  
Ana Brantmeyer, personally appeared Andre Yvree. E  
Vickie Lynn Beauchesne \* \* \*,  
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.

[Signature]  
Notary Public  
Ana Brantmeyer  
Print name  
My commission expires:  
March 2nd, 2026



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) APN - 1420-33-411-014  
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>	
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: DEED UPON 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 [Signature] Capacity OWNER

Signature [Signature] Capacity OWNER

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

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

Print Name: ANDRE Y. BEAUCHESNE  
Address: 2617 FAUN RESCUE CT  
City: MIN DEN  
State: NV Zip: 89423

Print Name: VICKIE L. BEAUCHESNE  
Address: 2617 FAUN RESCUE CT  
City: MIN DEN  
State: NV Zip: 89423

**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)