

APN: 1420-18-510-002

Recorded at the Request of/Return To:
HERITAGE LAW
1625 Highway 88, Suite 304
Minden, NV 89423



SHAWNYNE GARREN, RECORDER

E10

Mail Future Tax Statements To:
LYNNE H. ROLDAO
963 Topsy Lane, Ste 306 #160
Carson City, NV 89705

The undersigned hereby affirm that this document submitted for recording does not contain any personal information and/or social security number of any person.

DEED UPON DEATH

I, LYNNE H. ROLDAO, an unmarried woman, do hereby convey to LAURA H. NYPAVER, 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 979 Ranchview Circle, Carson City, Douglas County, Nevada, and more particularly described as follows:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" AND MADE A PART
HEREOF**

Pursuant to NRS 111.312, the above legal description was previously recorded in that certain *Grant, Bargain and Sale Deed* recorded as Document No. 2015-872877 of Official Records of Douglas County, State of Nevada, on November 17, 2015.


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.

///

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

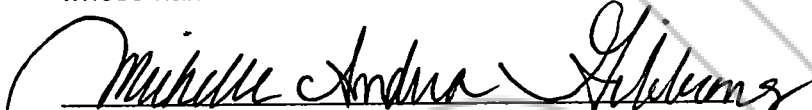
Dated: June 15, 2023.



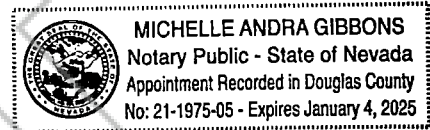
LYNNE H. ROLDAO

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On June 15, 2023, before me, a Notary Public, personally appeared LYNNE H. ROLDAO 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.



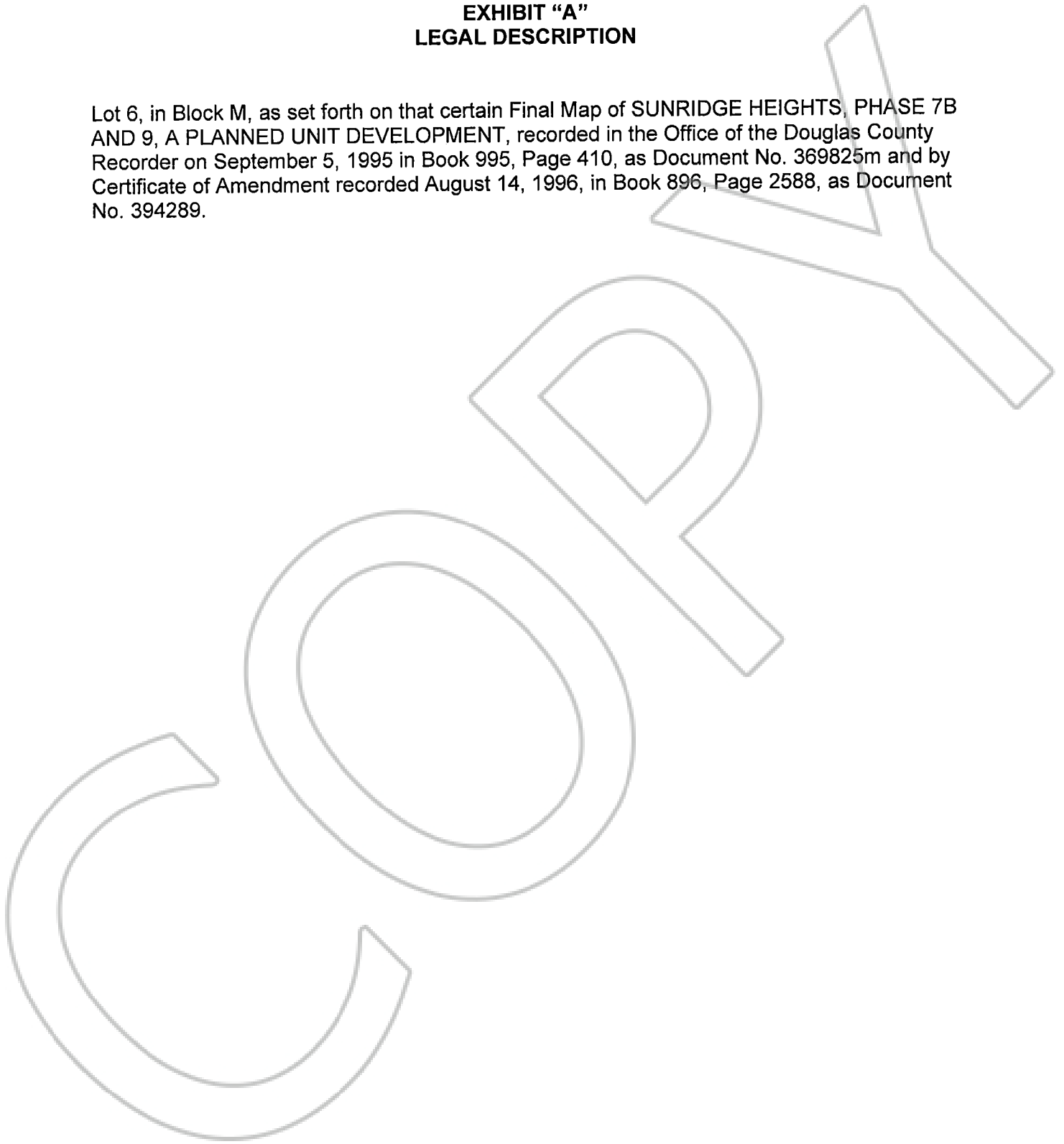
Notary Public



APN: 1420-18-510-002

**EXHIBIT "A"
LEGAL DESCRIPTION**

Lot 6, in Block M, as set forth on that certain Final Map of SUNRIDGE HEIGHTS, PHASE 7B AND 9, A PLANNED UNIT DEVELOPMENT, recorded in the Office of the Douglas County Recorder on September 5, 1995 in Book 995, Page 410, as Document No. 369825m and by Certificate of Amendment recorded August 14, 1996, in Book 896, Page 2588, as Document No. 394289.



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-18-510-002
 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: \$ \$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 111.109

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 [Handwritten Signature] Capacity _____ Grantor

Signature [Handwritten Signature] Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: LYNNE H. ROLDAO
 Address: 963 TOPSY LANE, STE 306 #160
 City: CARSON CITY
 State: Nevada Zip: 89705

Print Name: LYNNE H. ROLDAO
 Address: 963 TOPSY LANE, STE 306 #160
 City: CARSON CITY
 State: Gardnerville Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: HERITAGE LAW Escrow # _____
 Address: 1625 HIGHWAY 88, SUITE 304
 City: MINDEN State: NEVADA Zip: 89423

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