

APN: 1022-29-411-023

When Recorded, Please Return To:

Millward Law, Ltd
1591 Mono Ave
Minden, NV 89423



SHAWNYNE GARREN, RECORDER

E03

ABANDONMENT OF DEED UPON DEATH

AFFIANT, Steven A. Graff, being of sound mind and body, hereby testifies as follows:

1. That I am a resident of the State of Nevada, and I am over the age of 18;
2. That I am a named beneficiary in that certain *Deed Upon Death* executed by Marie T. Graff, and recorded by the Douglas County Recorder of the State of Nevada as Document No. 2017-899148;
3. That said *Deed Upon Death* was executed May 10, 2017, and recorded on May 25, 2017;
4. That the *Deed Upon Death* concerns the real property commonly known as 1980 Austin Street, Gardnerville, NV 89410, APN 1022-29-411-023, and more particularly described as follows:

Lots 53, 57 and 58 of Topaz Lodge Subdivision Second Section according to the Official Map thereof filed in the office of the County Recorder of said County under file number 11473 on June 5, 1956.

For information purposes only: the APN is shown by the County Assessor as 1022-29-411-0231; source of title is Book 0501, Page 0845 (recorded 05/03/01)

A.P.N. previously known as: 39-153-04, 39-153-05 & 39-153-06

5. That pursuant to NRS 111.312, I am informed and believe that the legal description provided above previously appeared in the Grant, Bargain, Sale Deed, executed by Grant, Bargain, Sale Deed on September 29, 2006, which was recorded with the Douglas County Recorder, State of Nevada, on October 9, 2006, as Document No. 0686013, Book No. 1006, Page 2619;
6. That Marie Teresa Graff died on October 8, 2022, in Reno, Washoe County, State of Nevada, as identified on Certificate of Death No. 2022024575, issued by Vital Statistics of the Division of Public and Behavioral Health of the Department of Health and Human Services of the State of Nevada;

7. That except for this disclaimer said *Deed Upon Death* conveys a 75% interest in the real property described above to me, Steven A. Graff;

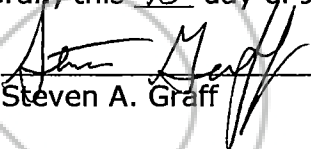
8. That I have determined to disclaim the interest to the above described real property;

9. That I now hereby irrevocably disclaim the gift and transfer of the real property described above which is subject to the *Deed Upon Death*; and

10. That except as to matters stated upon information and belief, the foregoing is provided with personal knowledge and declared under the penalty of perjury.

Affiant further sayeth naught.

This instrument is executed by me, Steven A. Graff, this 18 day of July, 2023.



Steven A. Graff

STATE OF _____ }
 }ss.
COUNTY OF _____ }

This instrument was signed and sworn to before me on the 18th day of July, 2023, by Steven A. Graff.

Notary Public

See California's Attachment.


JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

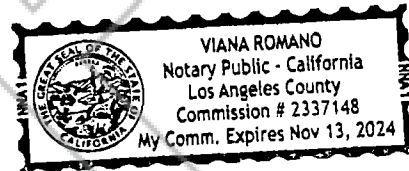
State of California }

County of Los Angeles }

Subscribed and sworn to (or affirmed) before me on this 18th day of July,
2023 by Steven A Graff
proved to me on the basis of satisfactory evidence to be the person(s) who appeared
before me.



Notary Public Signature



(Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Abandonment of Deed
(Title or description of attached document)

Upon Death
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

Additional Information _____

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
- Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
- Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

**STATE OF NEVADA
DECLARATION OF VALUE**

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument#: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

1. Assessor Parcel Number (s)
(a) 1022-29-411-023
(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: \$ _____

4. If Exemption Claimed:
a. Transfer Tax Exemption, per NRS 375.090, Section: 3
b. Explain Reason for Exemption: Abandonment of Deed Upon Death

5. Partial Interest: Percentage being transferred: 75 %

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 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 Agent
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)
Print Name: Steven Graff
Address: C/o Millward Law
City: 1591 Mono Ave, Minden
State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Steven Graff
Address: _____
City: Same
State: _____ Zip: _____

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

Print Name: Millward Law Escrow # _____
Address: 1591 Mono Ave
City: Minden State: NV Zip: 89423