

**RECORDING REQUESTED BY**

Harriet E. Cummings of Nevada

**AND WHEN RECORDED RETURN TO:**

Harriet E. Cummings  
3569 Overlook Ct.  
Carson City, Nevada 89705



SHAWNYNE GARREN, RECORDER E10

A.P.N. 1420-07-114-012

File No.:

**DEED UPON DEATH**

I, **HARRIET E. CUMMINGS**, hereby convey to **CHRISTOPHER CUMMINGS ROWE**, effective upon my death, all right, title and interest in the real property located at 3569 Overlook Court situated in Douglas County, State of Nevada (whose postal address is 3569 Overlook Ct, Carson City, NV 89705), and more particularly described as:

Lot 24, Block D as set forth on the map of VALLEY VISTA ESTATE 1, PHASE 1A, filed for record in the office of the Douglas County Recorder, on June 2, 1994, in Book 694, page 437, as Document No. 338792, of Official Records.

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.

DATED this 23<sup>rd</sup> day of December, 2022.

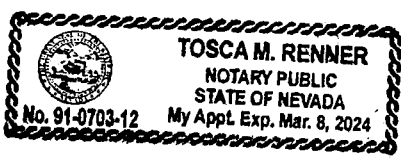
Harriet E. Cummings

State of Nevada )  
)  
) ss.  
)  
Douglas County )

Subscribed and sworn to on this 23<sup>rd</sup> day of December, in the year 2022, before me, **Tosca M. Renner**, by **Harriet E. Cummings**.

On this 23 day of December, in the year 2022, before me, **Tosca M. Renner**, personally appeared **Harriet E. Cummings**, 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.

Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1420-07-114-012
  - 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: 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 Harriet E. Cummings Capacity Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Harriet Cummings

Address: 3569 Overlook Ct.

City: Carson City

State: NV Zip: 89705

Print Name: Christopher Cummings Rowe

Address: 3569 Overlook Ct.

City: Carson City

State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_