



00176733202410039140040042

SHAWNYNE GARREN, RECORDER

E10

APN: 1121-05-511-008
Return document to:
James Anthony Skeins
116 Walker Street
Gardnerville, NV 89410

Mail tax statements to:
James Anthony Skeins
116 Walker Street
Gardnerville, NV 89410

DEED UPON DEATH

Under NRS 111.695

I, ("Owner")

James Anthony Skeins, widowed, as his sole and separate property
116 Walker Street
Gardnerville, NV 89410

hereby convey to ("Beneficiary")

My daughter, Teresa Duncan, married, of 2151 N. Bryon Road, Wichita, Kansas
67212, and my daughter, Leona McDonald, married, of 1739 Banff Drive,
Sunnyvale, California 94087, as joint tenants with right of survivorship.

effective on my death, all right, title and interest in the real property commonly
known as 116 Walker Street, City of Gardnerville
County of Douglas, State of Nevada, and more particularly described as:
116 Walker Street-GEN-CO-CWS-MOSQ

EXHIBIT - A.

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 16 day of June 2023.

James A. Skeins
Signature

James Anthony Skeins
Print name

Owner
Capacity

Signature

Print name

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 16th day of January in the year 2024 before me,
Ana Brantmeyer personally appeared James A. Skeins

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.

Ana Brantmeyer
Notary Public

Ana Brantmeyer
Print name

My commission expires:
March 2, 2026

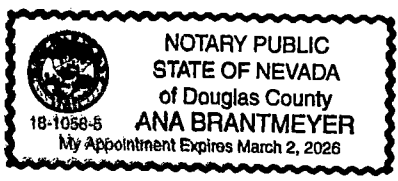


EXHIBIT - A.

DOUGLAS COUNTY, NV 2018-922646
Rec: \$35.00
Total: \$35.00 11/21/2018 02:18 PM
PINE VIEW ESTATES HOA Pgs=3



KAREN ELLISON, RECORDER E07

APN: # 1121-05-511-008

WHEN RECORDED, RETURN TO:
First American Title Insurance Company
Attention: Debra J. Look
5 First American Way
Santa Ana, CA 92707

GRANTEE/MAIL TAX STATEMENTS TO:
James Skeins and Carolyn Skeins
116 Walker Street
Gardnerville, NV 89410

The undersigned hereby affirms that there is no Social Security number contained in this document.

QUITCLAIM DEED

Pine View Estates Home Owners Association, a Nevada non-profit corporation, in its capacity as Trustee ("PVHOA"), as Grantor, in accordance with the terms of the Trust Agreement, dated as of September 12, 2017, by and between Leon Mark Kizer, an individual, as settlor, by virtue of his application to the Bureau of Indian Affairs for trust-to-fee conversion of certain property held in trust for him by the United States and the transfer of fee title to such property to the Trust, and PVHOA, as Trustee, does hereby remise, release, and forever quitclaim to James Skeins and Carolyn Skeins, husband and wife as joint tenants with the right of survivorship, all right, title, and interest in that real property situate in the County of Douglas, State of Nevada described as follows:

Lot 38, as set forth on the Amended Record of Survey of PINEVIEW DEVELOPMENT, UNIT NO. 2, filed in the office of the Douglas County Recorder on April 17, 2001, in Book 0401, Page 4191, File No. 512460; subject to that certain Declaration of Covenants, Conditions and Restrictions for Pine View filed in the office of the Douglas County Recorder on October 13, 1997, in Book 1097, Page 2388, File No. 0423883; EXCLUDING any and all water rights, including, but not limited to: applications and permits to appropriate any of the public waters; certificates of appropriation; adjudicated or unadjudicated water rights; applications or permits to change the place of diversion, manner of use or place of use of water; and, federal reserved water rights.

Commonly known as: 116 Walker Street, Gardnerville, Nevada 89410
APN: 1121-05-511-008

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

///

Signature page follows.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a. 1121-05-511-008
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
 Other

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3.a. Total Value/Sales Price of Property \$ 0
b. Deed in Lieu of Foreclosure Only (value of property (0 _____))
c. Transfer Tax Value: \$ 0
d. Real Property Transfer Tax Due \$ 0

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 375.090, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature James A. Skeins Capacity: Grantor

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: James Anthony Skeins
Address: 116 Walker Street
City: Gardnerville
State: Nevada Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: James Anthony Skeins
Address: 116 Walker Street
City: Gardnerville
State: Nevada Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____