

RPTT: \$ 0.00
APN: 1320-34-022-021



SHAWNYNE GARREN, RECORDER E10

Recorded At The Request Of/
When Recorded Return to:
HERITAGE LAW
1625 State Route 88, Suite 304
Minden, NV 89423

Mail Future Tax Statements To:
SCOTT W. WILLSON
1597 Scoti Lane
Gardnerville, NV 89410

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

DEED UPON DEATH

I, SCOTT W. WILLSON, an unmarried man, do hereby convey to KAREN LYNN LEFEVER, 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 1597 Scoti Lane, Gardnerville, Douglas County, State of Nevada, and more particularly described as follows:

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

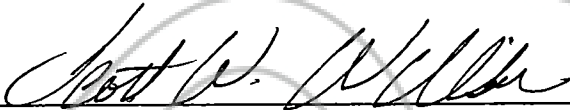
Pursuant to NRS 111.312, the above legal description previously appeared in *Grant, Bargain, Sale Deed* recorded on January 14, 2014, as Document Number 0836701.

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 was prepared without the benefit of a title search and the description of the property was furnished by the party(ies). The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

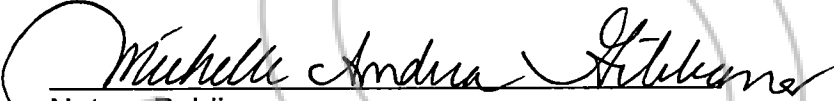
THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR(S). THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR(S) WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO NRS 111.655 to 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE 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.

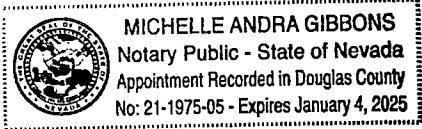
Dated: January 25, 2024.


SCOTT W. WILLSON

STATE OF NEVADA)
: ss.
COUNTY OF DOUGLAS)

On January 25, 2024, before me, a Notary Public, personally appeared SCOTT W. WILLSON 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 executed it.

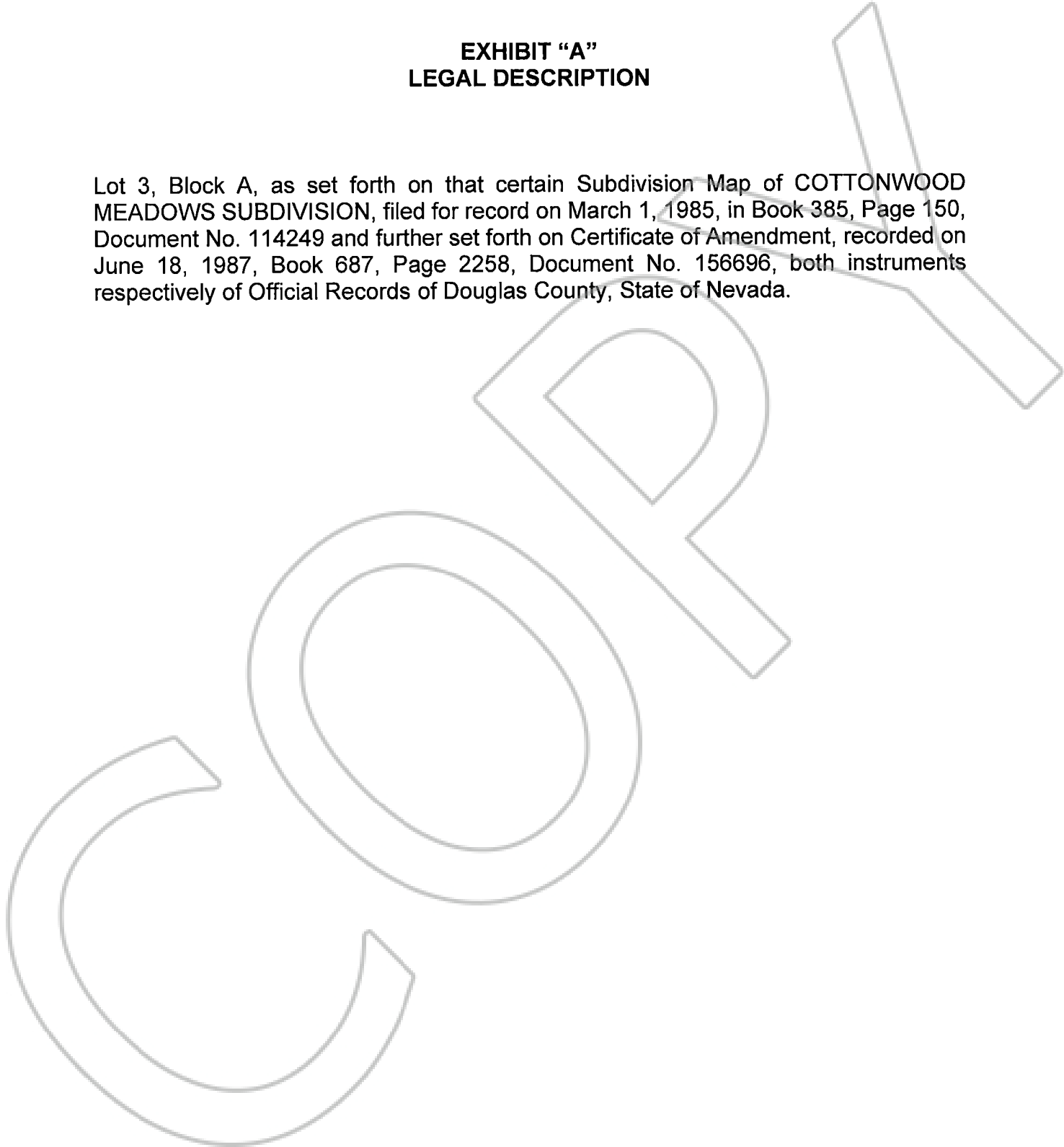

Notary Public



APN: 1320-34-002-021

**EXHIBIT "A"
LEGAL DESCRIPTION**

Lot 3, Block A, as set forth on that certain Subdivision Map of COTTONWOOD MEADOWS SUBDIVISION, filed for record on March 1, 1985, in Book 385, Page 150, Document No. 114249 and further set forth on Certificate of Amendment, recorded on June 18, 1987, Book 687, Page 2258, Document No. 156696, both instruments respectively of Official Records of Douglas County, State of Nevada.



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-34-022-021
 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: <u>APN-1320-34-022-021 Q</u>	

3. Total Value/Sales Price of Property: \$ \$0.00
 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: 100.0%

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 Scott W. Willson Capacity _____ Grantor
 Signature Scott W. Willson Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: SCOTT W. WILLSON
 Address: 1597 SCOTI LANE
 City: GARDNERVILLE
 State: NV Zip: 89410

Print Name: SCOTT W. WILLSON
 Address: 1597 SCOTI LANE
 City: GARDNERVILLE
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: HERITAGE LAW Escrow # _____
 Address: 1625 State Route 88, Suite 304
 City: Minden State: NV Zip: 89423

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