

APN: 1420-18-214-103

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



SHAWNYNE GARRIN, RECORDER

E10

Mail Future Tax Statements To:
ANA ISABEL DIAZ
3341 Somerset Way
Carson City, NV 89705

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, ANA ISABEL DIAZ, an unmarried woman, do hereby convey to ALONZO BARRAGAN whose address is 3341 Somerset Way, Carson City, Douglas County, Nevada 89705, as to an undivided fifty percent (50%) interest as a Joint Tenant with Right of Survivorship; and SASHA E. BARRAGAN whose address is 3341 Somerset Way, Carson City, Douglas County, Nevada 89705, as to an undivided twenty-five percent (25%) interest as a Joint Tenant with Right of Survivorship; and SAMUEL BARRAGAN whose address is 125 Fortune Drive, Dayton, Lyon County, Nevada 89403, as to an undivided twenty-five percent (25%) interest as a Joint Tenant with Right of Survivorship, effective on my death, all my right, title, and interest in the real property commonly known as 3341 Somerset Way, Carson City, 89705, 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 previously appeared in *Quitclaim Deed* recorded on December 2, 2004, as Document Number 630813.

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.

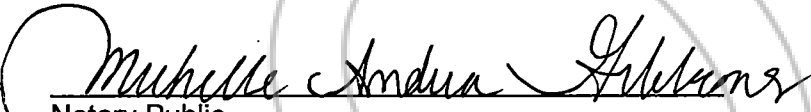
Dated: February 19, 2024.



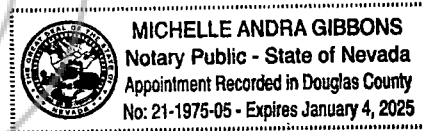
ANA ISABEL DIAZ

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On February 19, 2024, before me, a Notary Public, personally appeared ANA ISABEL DIAZ 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: 1420-18-214-103

**EXHIBIT "A"
LEGAL DESCRIPTION**

Lot 71, Block E, as shown on the map of SILVERADO HEIGHTS SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, Nevada, on September 18, 1978, as Document No. 25326, and Certificate of Amendment of the final plat of said subdivision recorded August 23, 1979, in Book 879 of Official Records at Page 1725, Douglas County, Nevada, as Document No. 35885, and Certificate of Amendment of the final plat of said subdivision recorded October 12, 1979, in Book 1079 of Official Records, at Page 1039, Douglas County, Nevada, as Document No. 37638.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any revisions, remainders, rents, issues or profits thereof.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1420-18-214-103
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: \$ \$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 [Handwritten Signature] Capacity Agent for Grantor
Signature [Handwritten Signature] Capacity Agent for Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: ANA ISABEL DIAZ
Address: 3341 SOMERSET WAY
City: CARSON CITY
State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: ANA ISABEL DIAZ
Address: 3341 SOMERSET WAY
City: CARSON CITY
State: NV Zip: 89705

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