



SHAWNYNE GARREN, RECORDER

E10

APN: 1319-30-641-004

Return document to:

Charles Ambroggi  
PO Box 3925  
Stateline NV

Mail tax statements to:

Charles Ambroggi  
PO Box 3925  
Stateline NV 89449**DEED UPON DEATH**

Under NRS 111.695

I, ("Owner")

Charles Ambroggi, single as his sole and separate property  
356 Galaxy Lane Unit D  
Stateline NV 89449

hereby convey to ("Beneficiary")

my partner, Jennifer Ottaviani, unmarried, of 356 Galaxy  
Lane Unit D Stateline NV 89449effective on my death, all right, title and interest in the real property commonly  
known as 356 Galaxy Lane Unit D, City of Stateline

County of Douglas, State of Nevada, and more particularly described as:

parcel number 1319-30-641-004 356 Galaxy Lane Unit D  
Stateline NV 89449 in Tahoe Village

See 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

[Signature]  
\_\_\_\_\_  
Signature

Charles Ambrog  
\_\_\_\_\_  
Print name

\_\_\_\_\_  
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 CLATSOP )

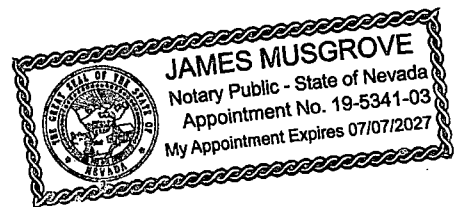
On this 12 day of JANUARY, in the year 2024, before me, James William Musgrove, personally appeared Charles J. Ambrog

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.

[Signature]  
\_\_\_\_\_  
Notary Public

James William Musgrove  
\_\_\_\_\_  
Print name

My commission expires:  
07/07/2027  
\_\_\_\_\_



## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF STATELINE ,  
COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Unit D, as set forth on the Condominium Map of Lot 21 of Tahoe Village No. 3, recorded August 21,  
1978, as Document No. 24378, Official Records of Douglas County, State of Nevada,

TOGETHER WITH an undivided 1/4 interest in and to the Common Area of the Condominium, as  
set forth on the Condominium Map of Lot 21 of Tahoe Village No. 3, recorded August 21, 1978, as  
Document No. 24378, Official Records of Douglas County, State of Nevada.

APN: 1319-30-641-004

# 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) 1219-30-641-004
- (b) \_\_\_\_\_
- (c) \_\_\_\_\_
- (d) \_\_\_\_\_

- 2. Type of Property:**
- |   |   |
|---|---|
| a) <input type="checkbox"/> Vacant Land             | b) <input type="checkbox"/> Single Fam Res. |
| c) <input checked="" type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex        |
| e) <input type="checkbox"/> Apt. Bldg.              | f) <input type="checkbox"/> Comm'l/Ind'l    |
| g) <input type="checkbox"/> Agricultural            | h) <input type="checkbox"/> Mobile Home     |
| i) <input type="checkbox"/> 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: 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 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 Grantor

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

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Charles Ambrogio

Address: 356 Galaxy Lane Unit D

City: Stateline NV

State: Nevada Zip: 89449

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Charles Ambrogio

Address: 356 Galaxy Lane Unit D

City: Stateline

State: Nevada Zip: 89449

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

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

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

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