

APN 1022-09-001-064

RPTT: None/Exempt #10

When Recorded, Mail to:
Smith and Harmer, Ltd.
502 North Division Street
Carson City, Nevada 89703

Mail Tax Statement To:
Claudia Boren
3680 Topaz Ranch Road
Wellington, NV 89444



00181637202410081960030031

SHAWNYNE GARREN, RECORDER

E10

DEED UPON DEATH

We, KEVIN E. LAIRD, an unmarried man and CLAUDIA EVA PAULINE BOREN, an unmarried woman, as joint tenants, Grantors, do hereby convey unto the KEL TRUST dated May 8, 2024, effective on our deaths all right, title and interest in the real property commonly known as 3680 Topaz Ranch Road, Wellington, Nevada, situate in the County of Douglas, State of Nevada, described as follows:

Lot 65, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES UNIT NO. 3, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 31, 1969, IN BOOK 1 OF MAPS, PAGE 221, AS DOCUMENT NO. 44091.

TOGETHER with all 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 GRANTORS. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTORS 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 GRANTORS' ENTIRE INTEREST IN THE SAME REAL PROPERTY.

This deed is subject to any valid liens on the property in existence on the date of death of Grantor.

The undersigned affirms this document does not contain a social security number.

WITNESS MY HAND this 8TH day of May, 2024.



KEVIN E. LAIRD



CLAUDIA EVA PAULINE BOREN

STATE OF NEVADA)
 ss
CARSON CITY)

This instrument was acknowledged before me on the 8 day of May, 2024, by KEVIN E. LAIRD and CLAUDIA EVA PAULINE BOREN, personally known or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the above instrument who acknowledged to me that they executed same.



Notary Public



DWANNA DORSEY
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 19-6864-03 - Expires August, 2027

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1022-09-001-064
 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: _____ (please specify)

FOR RECORDERS OPTIONAL USE ONLY	
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: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: #10
 b. Explain Reason for Exemption: _____
A transfer of title without consideration that becomes effective upon the death of Grantors. NRS 111.655-699.

5. Partial Interest: Percentage being transferred: 100 %

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 *Stephen Harmer* Capacity Attorney
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Kevin E. Laird & Claudia Boren
 Address: 3680 Topaz Ranch Road
 City: Wellington
 State: NV Zip: 89444

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: KEL Trust
 Address: 3680 Topaz Ranch Road
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Smith and Harmer, Ltd. Escrow # _____
 Address: 502 N. Division Street
 City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)