

DOUGLAS COUNTY, NV

2024-1008619

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

05/30/2024 09:41 AM

WOODMAN LAW GROUP

SHAWNYNE GARREN, RECORDER

E10

RECORDING REQUESTED BY:

Woodman Law Group
548 W. Plumb Lane, Suite B
Reno, NV 89509

MAIL TAX STATEMENTS TO:
WHEN RECORDED RETURN TO:

Peggy J. Bohn
3482 Tourmaline Way
Carson City, NV 89705

APN: 1420-07-310-029

TRANSFER ON DEATH DEED

Pursuant to NRS 111.655 to 111.699 of the Nevada Revised Statutes, PEGGY J. BOHN, (Grantor), hereby conveys to JOSHUA W. TROUPE, as his sole and separate property (herein "Grantee"), effective only upon the death of Grantor, all right, title and interest to that certain real property situated at 3482 Tourmaline Way, Carson City, Nevada 89705, more particularly described as follows:

Lot 12 in Block 1 of VISTA GRANDE SUBDIVISION NO. 1, filed in the office of the County Recorder of Douglas County, State of Nevada on November 9, 1964, File No. 26518.

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.

Said Grantee, sole and separate property, shall take title to the property upon the death of the Grantor as directed herein as their sole and separate property.

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

In witness hereof, I have set my hand on this 29 day of May, 2024.

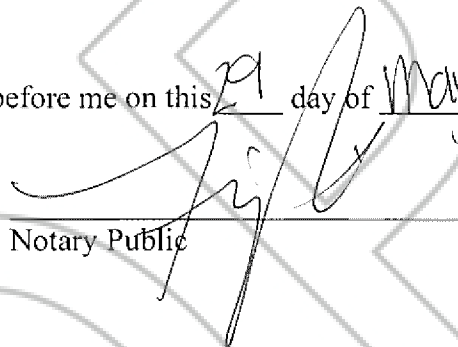


PEGGY J. BOHN

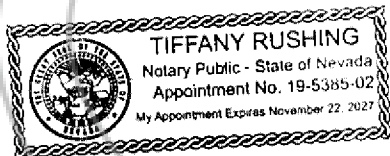
ACKNOWLEDGMENT

STATE OF NEVADA)
 :SS.
COUNTY OF WASHOE)

This instrument was acknowledged before me on this 29 day of May, 2024, by PEGGY J. BOHN.



Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1420-07-310-029
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) (\$0.00)
Transfer Tax Value: \$ \$0.00
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: CONVEYANCE OF REAL PROPERTY EFFECTIVE UPON DEATH OF GRANTOR PURSUANT TO NRS 111.655 TO 111.699

5. Partial Interest: Percentage being transferred: 100.00 %

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 _____ Capacity AGENT
Signature _____ Capacity AGENT

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: PEGGY J BOHN
Address: 3482 TOURMALINE WAY
City: CARSON CITY
State: NEVADA Zip: 89705

Print Name: JOSHUA W. TROUPE
Address: 1060 FREMONT ST
City: CARSON CITY
State: NEVADA Zip: 89701

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: WOODMAN LAW GROUP Escrow # N/A
Address: 548 W PLUMB LANE SUITE B
City: RENO State: NEVADA Zip: 89509

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