

RPTT:

APN: 1220-12-710-012

MAIL RECORDED DOCUMENT TO:

Elizabeth Cook
1094 Log Cabin Road
Gardnerville, NV 89410



SHAWNYNE GARREN, RECORDER

E10

MAIL TAX STATEMENT TO:

Elizabeth Cook
1094 Log Cabin Road
Gardnerville, NV 89410

DEED UPON DEATH

For valuable consideration, receipt of which is hereby acknowledged, ELIZABETH COOK does hereby Grant, Sell, Bargain and Convey to ELIZABETH COOK, a single woman, and then upon her death to CHRISTOPHER COOK, BRYAN COOK, and BAILEY NALDER, as tenants in common, all right, title and interest in the real property commonly known as 1094 Log Cabin Road, City of Gardnerville, County of Douglas, State of Nevada, and more particularly described as:

Lot 31 Block C, as set forth in the Plat of Pinenut Manor No. 1 and 2, Phase 2, filed for record in the office of the County Recorder of Douglas County, Nevada on June 16, 1980, in Book 680, page 1361, Document No, 45348. Subject to the Declaration of Covenants, Conditions and Restrictions in an instrument recorded August 26, 1983 in Book 883, Page 2350, Document No. 86187 of Official Records.

Together with all contents, structures, appliances, fixtures, 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

Dated this 6 day of June, 2024.


Elizabeth Cook

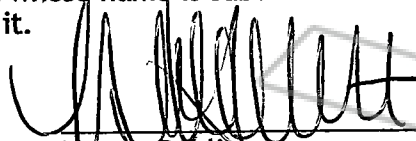
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STATE OF NEVADA

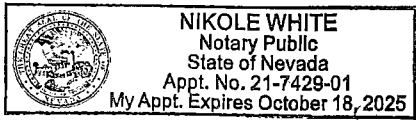
CARSON CITY

Douglas }
County } SS.

On this 12 day of June, 2024, before the undersigned, a Notary Public, personally appeared Elizabeth Cook, 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.



Notary Public



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) 1220-12-110-012
 (b) _____
 (c) _____
 (d) _____

2. Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input checked="" type="checkbox"/> Single Fam Res.
c) <input 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 Beth Cook Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

Print Name: Beth Cook

Address: 1094 Log Cabin Rd

City: Coardneville

State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: _____

Address: same

City: _____

State: _____ Zip: _____

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

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____