

RECORDER REQUESTED BY:

Estella McGuire
4080 Tile Court
Wellington, NV 89444



SHAWNYNE GARREN, RECORDER

E10

MAIL TAX STATEMENTS TO:
WHEN RECORDED RETURN TO:

Estella McGuire
4080 Tile Court
Wellington, NV 89444

APN: 1022-14-001-018

TRANSFER ON DEATH DEED

Pursuant to NRS 111.655 to 111.699 of the Nevada Revised Statutes, ESTELLA MCGUIRE, (Grantor), hereby conveys to JAMIE MARIE LINK, as her sole and separate property ("herein Grantee"), effective only upon the death of Grantor, all right, title, and interest to the certain real property situated at 4080 Tile Court Wellington, Nv 89444, more particularly described as follows:

Lot 2, in Block A, as shown on the map entitled TOPAZ RANCH ESTATES, UNIT NO. 4, filed for record November 16, 1970, in the office of the County Recorder of Douglas County, Nevada, as document No. 50212.

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(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

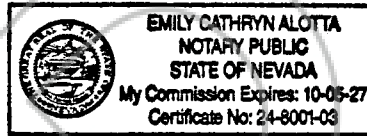
Grantor Signature: Estella McGuireGrantor Printed Name: ESTELLA MCGUIRE

STATE OF Nevada)
COUNTY OF Douglas) SS

This instrument was acknowledged before me on 06/27/2024 by

Emily Cathryn Alotta

Emily Cathryn Alotta
NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) _____
 b) 1022-14-001-018
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c. Transfer Tax Value: _____
 d. Real Property Transfer Tax Due: \$ _____

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 upon the death
 5. Partial Interest: Percentage Being Transferred: 100 % of the Grantor NRS. 111.655-699

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 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: Estella McGuire Capacity: _____ Grantor
 Signature: James M. Link Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: ESTELLA A. MCGUIRE
 Address: 4080 TILE COURT
 City: Wellington
 State: NV Zip: 89444

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: B JAMIE LINK
 Address: 4080 TILE CT
 City: Wellington
 State: NV Zip: 89444

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED