

APN# 1420-34401-004



SHAWNYNE GARREN, RECORDER E10

Recording Requested by/Mail to:

Name: Susan Anne Bessler
Address: 2603 Kayne Ave
City/State/Zip: Minden NV 89423

Mail Tax Statements to:

Name: Same
Address: _____
City/State/Zip: _____

Deed upon Death
Title of Document (required)

Please complete the Affirmation Statement below:

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380 (1)(A) & NRS 40.525 (5) Military Discharge – NRS 419.020 (2)
 Other NRS _____ (state specific law)

-OR-

I the undersigned hereby affirm the attached document, including any exhibits, hereby submitted for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)

Susan Anne Bessler
Signature
Susan Anne Bessler
Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

Recording requested by and send tax statements to
Susan Anne Bessler 2613 Kayne Ave, Minden NV

DEED UPON DEATH

6/11/2024

I, Susan A. Bessler, AKA Susan Anne Westmoreland, hereby convey to my daughter, Jesika Roach, the homesteaded property known as 2613 Kayne Ave and described fully below. Provided that the surviving spouse retains this property as a life estate and bills are paid, the property maintained and Jesika Roach, effective on surviving spouses death, all right, title and interest in the real property commonly known as 2613 Kayne Ave, City of Minden, County of Douglas, State of Nevada, and more particularly described as:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS: THE NORTH 1/2 OF THE WEST 1/2 OF LOT 24 AND THE SOUTH 33.25 FEET OF THE WEST 1/2 OF LOT 23, ALL IN THE ARTEMISIA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 10, 1959

AS DOCUMENT NO. 14758 AND FURTHER DESCRIBED AS PARCEL A AS SET FORTH ON PARCEL MAP FOR SETH VANCE RECORDED NOVEMBER 19, 1974 BOOK 1174, AS DOCUMENT NO.76531.

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.

6/20/24 (Date)

Susan Anne Bessler (Signature)

Susan Anne Bessler

STATE OF Nevada
COUNTY OF Douglas
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20 DAY OF June, 2024
BY Susan A. Bessler
Karen Haltom
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) 1420-34-401-004
 (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 Susan Anne Bossler Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

Print Name: Susan Anne Bossler

Address: 2013 Kagne Ave

City: Minden, NV 89423

State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: Same

Address: _____

City: _____

State: _____ Zip: _____

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

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____