



SHAWNYNE GARREN, RECORDER E10

APN: 1320-30-710-004

Return to:
Richard Vasikaran Williams
1678 North Highway 395 Unit 2
Minden, NV 89423

Mail tax statements to:
Richard Vasikaran Williams
1678 North Highway 395 Unit 2
Minden, NV 89423

Space above this for recorder's use only

NEVADA DEED UPON DEATH

I, Richard Vasikaran Williams (the Grantor), hereby convey to:

Asha J. Williams (the Grantee), with a mailing address of
7808 Red Tulip Ct., Springfield, VA 22153

and

Divya S. Williams (the Grantee), with a mailing address of
13105 Langtree Drive, Henrico, VA 23233

effective on my death, all right, title and interest in the real property located in
1678 North Highway 395 Unit 2, City of Minden, Douglas County, State of Nevada, and more
particularly described in **Exhibit A** below.

EXHIBIT A

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1

Unit 2 as shown on the Planned Development Map (PD 03-005) for MINDEN TOWN HOMES, filed in the office of the Douglas County Recorder on February 2, 2004 in Book 204, Page 48 as File No. 603488.

PARCEL 2

An undivided 1/31st interest in the common elements shown on the above mention Planned Development Map and as set forth in the Declaration of Covenants, Conditions, and Restrictions for MINDEN TOWNHOMES, recorded November 5, 2003 in Book 1103, Page 2081, Document No. 595951 and in the Amended and Restated Declaration recorded February 6, 2004 in Book 204, Page 2633, Document No. 604005.

PARCEL 3

An exclusive easement for the use and enjoyment of the Limited Common Elements appurtenant to Parcel One, described above, as shown on the above mentioned Planned Development Map and as set forth in the above mentioned Declaration and Amended and Restated Declaration.

Assessor's Parcel #: 1320-30-710-004

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. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR 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 IN THE SAME REAL PROPERTY.

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

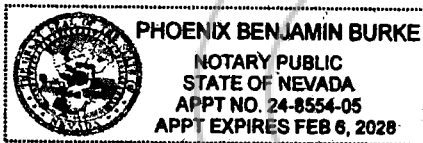
Owner (Grantor) Signature: *Richard Williams* Date: 7-15-2024
Printed Name: RICHARD VASIKARAN WILLIAMS

STATE OF NEVADA
COUNTY OF DOUGLAS.

This instrument was acknowledged before me on this 15th day of July, 2024, by Richard Vasikaran Williams, who has provided satisfactory evidence of identity.

[Signature]
Notary Public

My Commission Expires: 02/06/2028



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) 1320-30-710-004
- (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

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value

Real Property Transfer Tax Due:

\$ ~~290,000~~ RCW
\$ _____
\$ 0
\$ 0

4. If Exemption Claimed:

- a Transfer Tax Exemption per NRS 375.090 Section 5.10 RCW
- b Explain Reason for Exemption Transfer on death deed - the beneficiaries are my two daughters of lineal consanguinity. 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 [Signature] Capacity Owner/Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Richard V Williams
Address: 1678 North Highway 395, Unit 2
City: Minden
State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Asha J. Williams and Divya S. Williams
Address: 7808 Red Tulip Ct.
City: Springfield
State: VA Zip: 22153

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

Print Name _____ Escrow # _____
Address _____
City _____ State _____ Zip _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)