



APN# 1420-29-810-013

Recording Requested by/Mail to:

Name: Roseanne Marie Howard
Address: 1158 Agua Caliente Court
City/State/Zip: Minden, NV 89423

SHAWNYNE GARREN, RECORDER E03

Mail Tax Statements to:

Name: Roseanne Marie Howard
Address: 1158 Agua Caliente Court
City/State/Zip: Minden, NV 89423

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)

Signature

Amber J Handy, ESq.
Printed Name

This document is being (re-)recorded to correct document # 2024-1009309, and is correcting the legal description. Attached as exhibit 1 is the correct legal description.

APN: 1420-29-810-013

WHEN RECORDED MAIL TO:

Roseanne Marie Howard
1158 Agua Caliente Court
Minden, Nevada 89423

MAIL TAX NOTICES TO:

Roseanne Marie Howard
1158 Agua Caliente Court
Minden, Nevada 89423



SHAWNYNE GARREN, RECORDER E10

DEED UPON DEATH

I, Roseanne Marie Howard (Grantor), hereby convey to Jennifer McGuire (Grantee), all my rights, title and interest in the real property commonly known as 1158 Agua Caliente Court, Minden, Nevada, located in the County of Douglas and more particularly described as follows:

Lot 45, in Block A, as set forth on FINAL MAP OF SRATOGA SPRINGS ESTATE UNIT NO. 1, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 5, 1990, in Book 690, Page 525, as Document No. 227472.

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.

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.

Pursuant to NRS 239B.030(4), I affirm that the instrument contained below (or attached hereto) does not contain the social security number of any person.

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Pursuant to NRS 111.312, this legal description was previously recorded on **February 27, 2015 as Document No. 2015-857545.**

DATED this 6/12/24.

Roseanne Marie Howard
ROSEANNE MARIE HOWARD

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 12th day of June, 2024,

by ROSEANNE MARIE HOWARD.

Esmeralda Quiroz
NOTARY PUBLIC

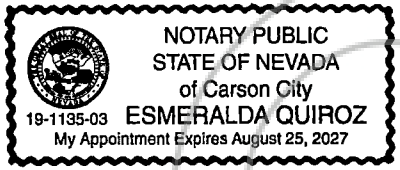


Exhibit "1"

Lot 45, in Block A, as set forth on FINAL MAP OF SARATOGA SPRINGS ESTATE UNIT NO. 1, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 5, 1990, in Book 690, Page 525, as Document No. 227472.



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-29-810-013
 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
 Deed in Lieu of Foreclosure Only (value of property) (0)
 Transfer Tax Value: \$ 0
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: Re-recording document # 2024-1009309 to add proper legal description

5. Partial Interest: Percentage being transferred: 100 %

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: [Handwritten Signature] Capacity: Representative

Signature: [Handwritten Signature] Capacity: Representative

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Roseanne Marie Howard
 Address: 1158 Agua Caliente Court
 City: Minden
 State: NV Zip: 89423

Print Name: Roseanne Marie Howard
 Address: 1158 Agua Caliente Court
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Handy Legal Services PC Escrow # _____
 Address: PO Box 1510
 City: Minden State: NV Zip: 89423

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