

APN: 1220-22-210-051



Recorded at the Request of/Return To:
HERITAGE LAW
1625 Highway 88, Suite 304
Minden, NV 89423

SHAWNYNE GARREN, RECORDER E10

Mail Future Tax Statements To:
CYNTHIA A. AUSTIN
736 Long Valley Road
Gardnerville, NV 89460

The undersigned hereby affirm that this document submitted for recording does not contain any personal information and/or social security number of any person.

DEED UPON DEATH

I, CYNTHIA A. AUSTIN, a widow, do hereby convey to TAMMY ANN SAVOL, an unmarried woman whose address is 2303 West Michigan Avenue, Apt. F1, Pensacola, FL 32522, effective on my death, all my right, title, and interest in the real property commonly known as 736 Long Valley Road, Gardnerville, Douglas County, Nevada, APN: 1220-22-210-051, and more particularly described as follows:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" AND MADE A PART
HEREOF**

Pursuant to NRS 111.312, the above legal description was previously recorded in that certain *Grant, Bargain, Sale Deed* recorded as Document No. 2018-911290 of Official Records of Douglas County, State of Nevada, on March 8, 2018.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and 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.

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


Dated: July 31, 2024.

Cynthia A Austin
CYNTHIA A. AUSTIN

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On July 31, 2024, before me, a Notary Public, personally appeared CYNTHIA A. AUSTIN 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 she executed it.

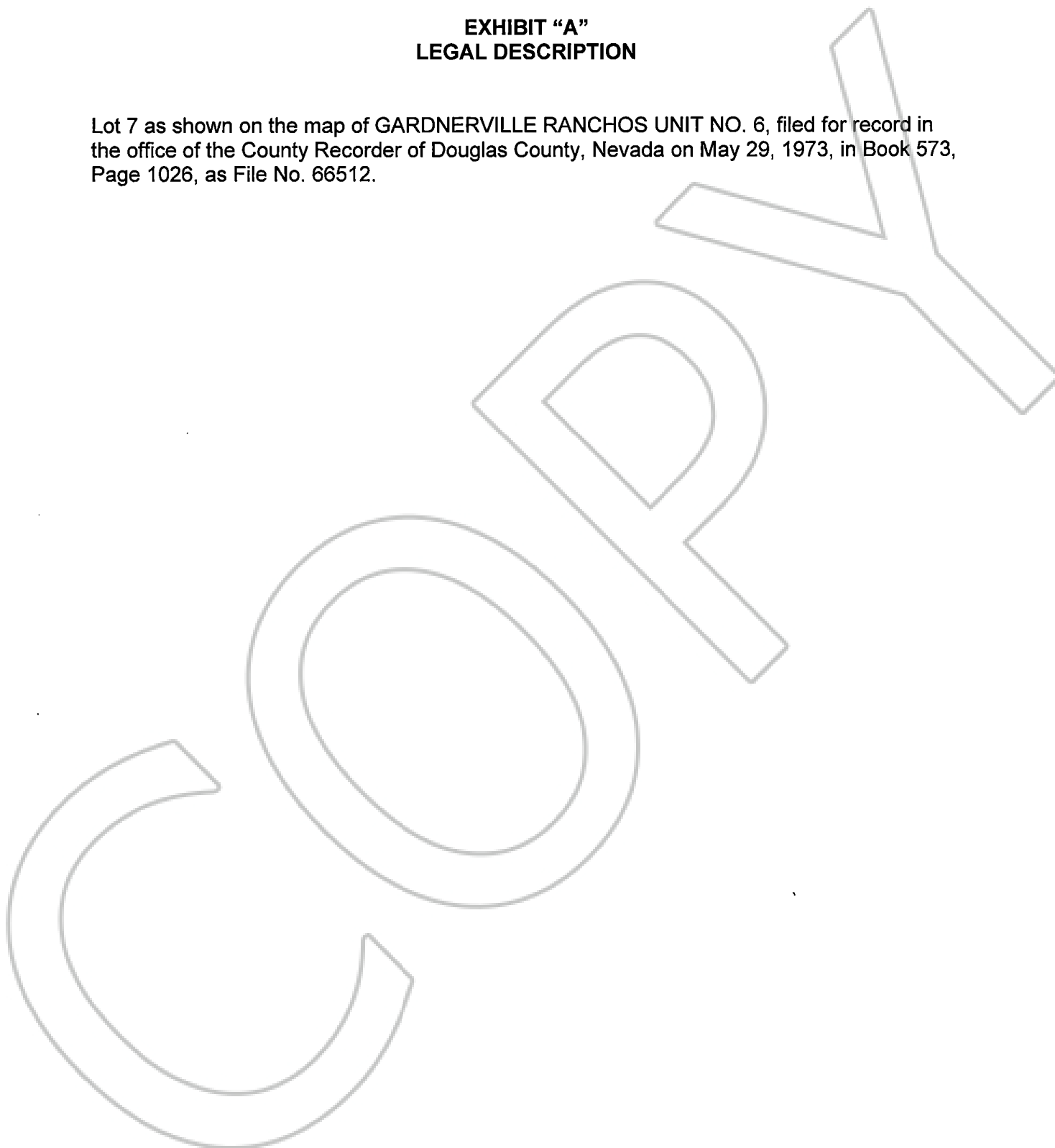
Adam Brant
Notary Public

 ADAM BRANT
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-14-27
Certificate No: 24-8365-05

APN: 1220-22-210-051

**EXHIBIT "A"
LEGAL DESCRIPTION**

Lot 7 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record in the office of the County Recorder of Douglas County, Nevada on May 29, 1973, in Book 573, Page 1026, as File No. 66512.



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-22-210-054
 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: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 10
 b. Explain Reason for Exemption: Conveyance of real property by grant deed which becomes effective upon the death of the Grantor pursuant to NRS 111.655 to 111.699

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 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: Agent for Grantor

Signature: [Handwritten Signature] Capacity: Agent for Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: CYNTHIA A. AUSTIN
 Address: 736 Long Valley Rd.
 City: Gardnerville
 State: NV Zip: 89460

Print Name: CYNTHIA A. AUSTIN
 Address: 736 Long Valley Rd.
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: HERITAGE LAW Escrow # _____
 Address: 1625 STATE ROUTE 88, STE. 304
 City: MINDEN State: NV Zip: 89423

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