

APN: 1220-01-002-058

Recorded at the Request of/Return To:

HERITAGE LAW

1625 State Route 88, Suite 304

Minden, NV 89423



00184480202410106470040048

SHAWNYNE GARREN, RECORDER

E10

Mail Future Tax Statements To:

KATHLEEN BELLES

1809 Sterling Ranch Road

Gardnerville, NV 89410

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

REVOCABLE GRANT DEED UPON DEATH

I, KATHLEEN BELLES, a widow as her sole and separate property, hereby convey to MELISSA ANN BELLES, an unmarried woman whose mailing address is 1809 Sterling Ranch Road, Gardnerville, Nevada 89410, and TRAVIS MATTHEW BELLES, an unmarried man whose mailing address is 16007 Tulip Tree Drive, Spring Hill, FL 34610, as joint tenants with right or survivorship, effective on my death, all of my right, title, and interest in the real property commonly known as 1809 Sterling Ranch Road, Gardnerville, Douglas County, Nevada, 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 Affidavit of Death recorded as Document No. 2016-880031 of Official Records of Douglas County, State of Nevada, on April 28, 2016.

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.

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

This deed was prepared without the benefit of a title search and the description of the property was furnished by the party(ies). The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.


Dated: July 31, 2024.

Kathleen Belles
KATHLEEN BELLES

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On July 31, 2024, before me, a Notary Public, personally appeared KATHLEEN BELLES, 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.

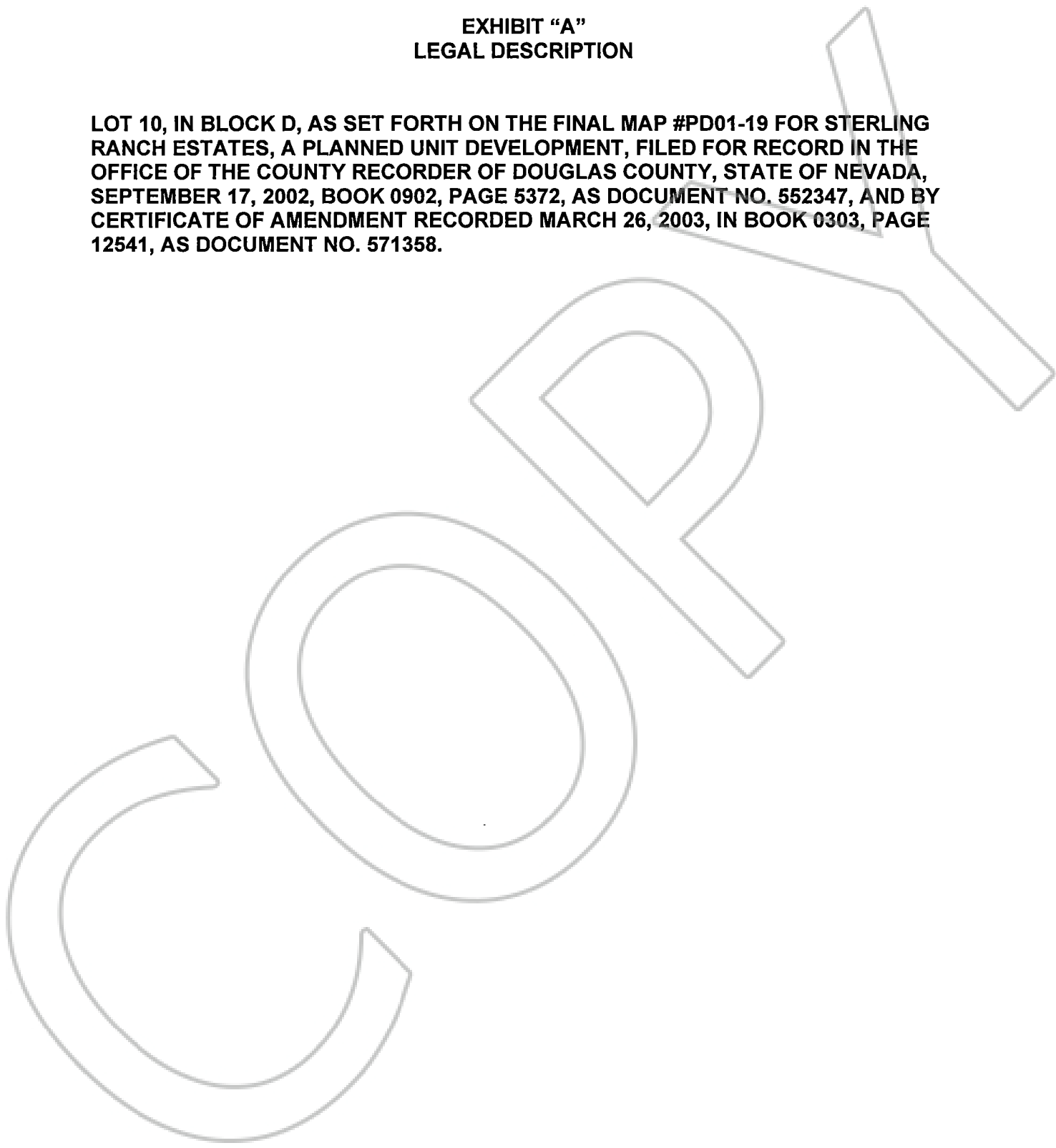
Adam Brant
Notary Public

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

APN: 1220-01-002-058

**EXHIBIT "A"
LEGAL DESCRIPTION**

LOT 10, IN BLOCK D, AS SET FORTH ON THE FINAL MAP #PD01-19 FOR STERLING RANCH ESTATES, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, SEPTEMBER 17, 2002, BOOK 0902, PAGE 5372, AS DOCUMENT NO. 552347, AND BY CERTIFICATE OF AMENDMENT RECORDED MARCH 26, 2003, IN BOOK 0303, PAGE 12541, AS DOCUMENT NO. 571358.



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-01-002-058
 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 Kathleen Belles Capacity _____ Grantor
 Signature Kathleen Belles Capacity _____ Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: KATHLEEN BELLES
 Address: 1809 Sterling Ranch Rd.
 City: Gardnerville
 State: NV Zip: 89410

Print Name: KATHLEEN BELLES
 Address: 1809 Sterling Ranch Rd.
 City: Gardnerville
 State: NV Zip: 89410

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)