

APN:  
1220-21-810-147

Return to:  
Paula Rae Ortiz  
621 Victoria Way  
Gardnerville, NV 89460

Mail tax statements to:  
Paula Rae Ortiz  
621 Victoria Way  
Gardnerville, NV 89460



SHAWNYNE GARREN, RECORDER E10

Space above this line for recorder's use only

### NEVADA DEED UPON DEATH

Effective on my (our) death,  
I (We) Paula Rae Ortiz, the Grantor,  
hereby convey to Andrew David Ortiz, the Grantee,  
with the address 2960 Champion Way #503, Tustin, CA 92782,  
all right, title and interest in the real property located at:  
621 Victoria Way,  
City of Gardnerville, County of Douglas, State of Nevada, or  
located in the County of Douglas, State of Nevada, and more particularly  
described as:

**A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.**

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.



Grantor Signature Paula Rae Ortiz  
Printed Name Paula Rae Ortiz

Date 8/23/24

If more than one owner:

Grantor Signature \_\_\_\_\_  
Printed Name \_\_\_\_\_

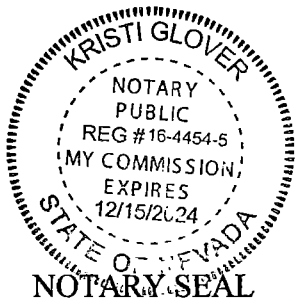
Date \_\_\_\_\_

COPY

# NOTARY ACKNOWLEDGMENT

STATE OF Nevada  
COUNTY OF Douglas

On this 23 day of August, in the year 24, before me,  
Kristi Glover, personally appeared Paula Ortiz,  
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 he or she executed it.



Kristi Glover  
Notary Public

My Commission Expires: 12/15/24

JOINT TENANCY DEED

THIS INDENTURE WITNESSETH: That

Jeff D. Robben, a single man

in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Michael Rae David / Ortiz and Paula / Ortiz, husband and wife, as joint tenants with right of survivorship, and not as tenants in common,

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 298, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, as Document No. 72456.

Assessment Parcel No. 29-342-27

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness my hand this 9th day of November, 1992.

Jeff D. Robben  
Jeff D. Robben

STATE OF Nevada )  
COUNTY OF Douglas ) :SS

On November 10, personally appeared before me, a Notary Public, Jeff D. Robben

personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the same for the purposes therein stated.

Gayle Gissel  
Notary Public



WHEN RECORDED MAIL TO:  
David M. Ortiz  
825 B Wagon  
Garderville, Nv 89410

The Grantor(s) declare(s):  
Document Transfer Tax is \$154.70  
(X) computed on full value of property conveyed

MAIL TAX STATEMENTS TO:  
as shown above

REQUESTED BY  
STEWART TITLE & RECORDS COUNTY  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

92 NOV 13 A9:39

SUZANNE B. AUDREAN 293033  
RECORDER

\$5.00 PAID K2 DEPUTY

BOOK 1192 PAGE 2177

# 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) 1220-21-810-147  
 (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 Paula Rae Ortiz Capacity owner  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)  
 Print Name: Paula Rae Ortiz  
 Address: 621 Victoria Way  
 City: Gardnerville, NV  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Andrew Ortiz  
 Address: 2960 Champion Way #503  
 City: Tustin  
 State: CA Zip: 92782

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_