DOUGLAS COUNTY, NV

Rec:\$40.00 Total:\$40.00 2024-1011540 08/28/2024 09:41 AM

KRISTA MEIER LAW

Pgs=3

WHEN RECORDED MAIL TO: Ronald Crosby & LaVone Crosby

690 Bluerock Rd.

Gardnerville, NV 89460

00185541202410115460030031

00185541202410115400030031

SHAWNYNE GARREN, RECORDER

E10

MAIL TAX STATEMENTS TO:

Same as above

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

Space above for Recorder's use only R.P.T.T. = \$0

APN No.: 1220-21-710-015

DEED EFFECTIVE UPON DEATH

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.

Ronald Crosby and LaVone Crosby, husband and wife as joint tenants with the rights of survivorship, as GRANTORS, hereby convey the following real property situated in the County of Douglas, State of Nevada, together with all of the improvements thereon, and more particularly described as shown on Exhibit "A" attached hereto and by reference made a part hereof, to Dawn N. Gearhart and Heather A. Dipentima, or the survivor of them, as GRANTEES and BENEFICIARIES, with an address of 2220 Heavenly View Trail, Reno NV 89523, to be effective on our deaths.

RONALD CROSBY

LAVONE CROSBY

2000

STATE OF NEVADA

) ss.

COUNTY OF WASHOE

On this day of d

NOTARY PUBLIC

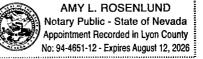


Exhibit "A" Deed Effective Upon Death

Legal Description

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

Lot 4, of GARDNERVILLE RANCHOS UNIT NO. 7, according to the Official Map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, Page 676, as File No. 72456.

Address: 690 Bluerock Rd., Gardnerville, NV 89460

APN: 1220-21-710-015

STATE OF NEVADA DECLARATION OF VALUE

	Parcel Number (s)					()	
a) 1220-21-71		_				\ \	
						\ \	
c) d)		-				\ \	
<u> </u>		-			2000	\ \	
2. Type of Pro	operty:			FOR REC	ORDERS	OPTIONAL USE ONLY	
a) 💭		b) 🔽	Single Fam Res.	Notes:			\
c) [e) [d)	2-4 Plex Comm'l/Ind'l				_
g) 🗀		'n 📄	Mobile Home		The same of the sa		
i)	Other:			(please spe	ecify)		_ ^
2 Total Valu	io/Salas Briga at	Dronortuu			_ \		1
	ue/Sales Price of eu of Foreclosure C		f property) \$	<i>P</i>	$\overline{}$	\	
Transfer Ta		only (value o	s property) s		-		
Real Property Transfer Tax Due: \$0.00							
rtearr rope	ity Transier rax Dt	JG.	1 1	6.00		/	
4. If Exemption Claimed:							
a. Transfer Tax Exemption, per NRS 375.090, Section:10							
b. Explai	n Reason for Exemp	tion:	1				
A deed w	hich becomes effectiv	e upon death	of Grantor purs	uant to NR	S 111.65	to NRS 111.699 inclus	sive
5. Partial Inte	erest: Percentage	e being tran	sferred: 10	0 %			
and NRS 375.1 belief, and can l provided herein	d declares and ackn 10, that the informati be supported by doc . Furthermore, the d due, may result in a	ion provided i umentation if lisallowance	s correct to the called upon to of any claimed	best of the substanti exemption	neir inforr ate the in n, or othe	nation and formation r determination	
Pursuant to N	RS 375.030, the B	Buyer and S	eller shall be	jointly a	nd seve	rally liable for any	
additional am	ount owed.			/		1 11	
Signature	M			Сар	acity_	STONE -	
Signature				Cap	acity_		
<i>f</i>		The same of the sa					
SELLER (GI	RANTOR) INFO	<u>RMATION</u>	BUYER	<u>(GRAN</u>	<u>TEE) IN</u>	<u>IFORMATION</u>	
•	EQUIRED)	\		(REQUIRED		ort and Heather A. Din	- m4!ma
Print Name:	Ronald and LaVone	Crosby				art and Heather A. Dipe	enuma ————
Address:	690 Bluerock Rd.	/		: 2220 He	aveniy vie	ew irali	
City:	Gardnerville NV Zip:	89460	City: State:	Reno NV	7:	00500	
State:	NV Zip:	09400	State.	140	_ Zip:	89523	
COMPANY/PERSON REQUESTING RECORDING							
	OT THE SELLER OR BUY			=			
Print Name:	Krista Meier, Esq.	•		Escrov	v #		
Address:	3716 Lakeside Dr., S	Ste. 202		_			
City: Reno	_		State: N'	V	Zip:	89509	