

When recorded, mail to:

Name John P. O'Connor
Address: 803 Wheeler Way
City/State/Zip: Gardnerville, NV 89460



SHAWNYNE GARREN, RECORDER

E10

Space above this line for Recorder's use

1220-22-310-197

BENEFICIARY DEED

(Transfer On Death Deed)

Know all men by these presents:

John P. O'Connor and Donna L. O'Connor, Husband and Wife as Tenants in Common, as to undivided 50% interest and Arlouse J. White, an Unmarried Woman, as to undivided 50% interest.

That we, John P. O'Connor and Donna L. O'Connor, the undersigned grantors, effective upon our death, do hereby convey all of our rights, title and interest in and to that certain real property situated in Douglas, County, State of Nevada, and legally described as:

LOT 850, 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

including all improvements thereon, subject however to any and all liens, encumbrances and covenants of record, to my

primary beneficiary(ies), to wit Christopher N. Kawaguchi

provided however, that if my primary beneficiary(ies) shall not survive me(us), then said property is conveyed to my

secondary beneficiary(ies), to wit _____

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this 30th day of

August, 2024

John P. O'Connor
Printed Name of Grantor

John P. O'Connor
Signature of Grantor

Donna L. O'Connor
Printed Name of Grantor

Donna L. O'Connor
Signature of Grantor

ACKNOWLEDGMENT

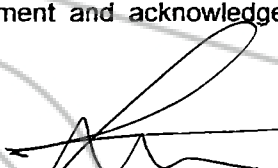
State of Nevada)
County of Douglas) ss.

On this 30th day of August, 2024, before me, the undersigned

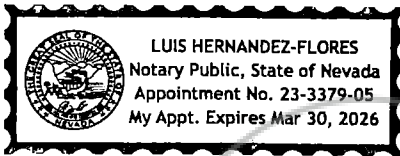
Notary Public, personally appeared John P. O'Connor
Donna L. O'Connor

known to me to be the individual(s) who executed the foregoing instrument and acknowledged the same to be his(her)(their) free act and deed.

My Commission Expires: March 30, 2026



Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-22-310-197
 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: \$ _____

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 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 Donna L O'Connor Capacity _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: John P. O'Connor
 Address: 803 Wheeler Way
 City: Gardnerville
 State: Nevada Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: John P. O'Connor
 Address: 691 Ann Way
 City: Gardnerville
 State: Nevada Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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