DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00

\$40.00

2024-1012454 09/19/2024 01:06 PM

Pgs=2 FENNEMORE CRAIG - RENO

SHAWNYNE GARREN, RECORDER

E10

APN: 1320-32-801-011

The undersigned hereby affirms that this document, including any exhibits, hereby submitted for recording DOES NOT contain the social security number of a person or persons as required by law.

## WHEN RECORDED, MAIL TO:

Mark Richard Wilson 1476 Jessica Lane, Unit B Gardnerville, Nevada 89410

## MAIL TAX STATEMENTS TO:

Mark Richard Wilson 1476 Jessica Lane, Unit B Gardnerville. Nevada 89410

## **DEED UPON DEATH**

I, MARK RICHARD WILSON ("Grantor"), hereby convey to ISABELLA LILLIE PAULINE WILSON, an unmarried woman ("Grantee") effective on my death, all right, title, and interest in and to that certain real property situate in the County of Douglas, State of Nevada, commonly known as 1476 Jessica Lane, Unit B, Gardnerville, Nevada 89410, and more particularly described as follows:

PARCEL 1: PARCEL 6B AS SHOWN ON THE PARCEL MAP FOR CHARLES AND RAE CLINESMITH, DECEMBER 11, 1986 IN BOOK 1286 AT PAGE 1488 AS DOCUMENT NO. 146570 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

PARCEL 2: AN UNDIVIDED 1/4TH INTEREST IN AND TO THAT PORTION DESIGNATED AS 'COMMON AREA' AS SHOWN ON SAID MAP FOR CHARLES AND RAE CLINESMITH RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 11, 1986 IN BOOK 1286 AT PAGE 1488 AS DOCUMENT NO. 146570

APN: 1320-32-801-011

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 AND THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO NRS 111.655 to 111.699, INCLUSIVE, REGARDLESS OF WHETER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR IN THE SAME REAL PROPERTY.

DATED: this 10th day of September, 2024.

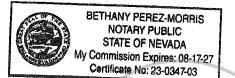
MARK RICHARD WILSON

STATE OF NEVADA)

) ss.

COUNTY OF WASHOE

This instrument was acknowledged before me on 09/10, 2024, by Mark Richard Wilson.



Notary Public

My Commission Expires: <u>08 17 27</u>

STATE OF NEVADA  DECLARATION OF VALUE  1. Assessor Parcel Number(s) a) 1320-32-801-011 b) c) 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 \$ 0 \$ 0 \$ 0
4. If Exemption Claimed:  a. Transfer Tax Exemption per NRS 375.090, Section b. Explain Reason for Exemption: Deed upon deadless.  5. Partial Interest: Percentage being transferred:	on #10
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 Signature	and severally liable for any additional amount owed.  apacityOWNEr
SignatureC	apacity
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Address: 1476 Jessica Lane, Unit B Add City: Gardnerville City	t Name: Isabella Wilson ress: 1476 Jessica Lane, Unit B : Gardnerville e: NV Zip: 89410
COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: Fennemore Craig P.C Attorneys Address: 7800 Rancharrah Parkway	crow #
City: Reno State: NV  (AS A PUBLIC RECORD THIS FORM MAX	Zip: 89511  BE RECORDED/MICROFILMED)