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11/28/2007 09:18 AM

**Official Record**

Recording requested By  
FRED SMITH

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$40.00

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RPTT

Recorded By FES

Book- 0467 Page- 0025

APN# 002-052-13

Recording Requested by:

Name Fred Smith

Address P.O. Box 211133

City/State/Zip Crescent Valley, NV 89821



0211263

CONVEYANCE OF LIFE ESTATE IN REAL PROPERTY  
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2.  
(Additional recording fee applies)

This cover page must be typed or printed.


# Conveyance of Life Estate in Real Property

FRED W. SMITH, a single man, hereby grants and conveys his life estate in the real property, described as:

Lot 5, Block 30, Crescent Valley Ranch & Farms Unit No. 1, Eureka County, Nevada


unto the **Southern Idaho Learning Center, Inc.**, an Idaho nonprofit corporation, whose address is 564 Shoup Avenue West, Twin Falls, Idaho 83301, which corporation now owns and holds the remainder interest in said real property after my retained life estate.

In Witness whereof, I have executed this conveyance of my life estate this 8 day of November, 2007.

  
Fred W. Smith

State of Idaho            )  
  ) ss  
County of Twin Falls )

On November 8, 2007, personally appeared before me, a Notary Public, Fred W. Smith, who acknowledged that he executed the above instrument.

  
Notary Public for Idaho  
Residing at: Twin Falls, ID  
My Commission Expires: 6-16-2012

GLORIA J. HARMAN  
NOTARY PUBLIC  
STATE OF IDAHO

**COPY**

**Deed with Retained Life Estate**

In consideration of the charitable work done for children, Fred W. Smith, a single man, hereby grants and convey all of his right, title and interest to the **Southern Idaho Learning Center, Inc.**, an Idaho nonprofit corporation, whose address is 564 Shoup Avenue West, Twin Falls, Idaho 83301, its successor and assigns, in all that real property situated in Eureka County, State of Nevada, described as:

Lot 5, Block 30, Crescent Valley Ranch & Farms Unit No. 1

RESERVING, HOWEVER, to Fred W. Smith a **life estate** in said real property and improvements for so long as he shall live and reside on said real property.

Subject to taxes for the present fiscal year and subsequently, covenants, conditions, restrictions, exceptions and reservations, easements, encumbrances, leases or licenses, right and rights of way of record, if any.

Together with the tenements, hereditaments, and appurtenances thereunto belong or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To have and to hold said premises, together with appurtenances to its successors and assigns forever.

In Witness whereof, I have executed this conveyance this \_\_\_\_\_ day of September, 2007.

*Fred W. Smith*  
Fred W. Smith

State of Idaho )  
) ss  
County of Twin Falls )

On <sup>November</sup> ~~September~~ 8, 2007, personally appeared before me, a Notary Public, Fred W. Smith, who acknowledged that he executed the above instrument.

*Gloria J. Harman*  
Notary Public for Idaho  
Residing at: Twin Falls, Id.  
My Commission Expires: 6-16-12

GLORIA J. HARMAN  
NOTARY PUBLIC  
STATE OF IDAHO