

Official Record

Recording requested By
WILSON BARROWS & SALYER

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$17.00 Page 1 of 4
RPTT: Recorded By FS
Book- 0473 Page- 0348

APN: 004-370-24

Mailing Address of Grantee or Other Person Requesting Recording:

Wilson Barrows & Salyer
442 Court Street
Elko, Nevada 89801



0211943

Mail Tax Statements to:

Barbara Johnson
P.O. Box 626
Carlin, NV 89822

Social Security Number Affirmation Statement:

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does not contain personal information, including full social security number of any person;

-OR-

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does contain personal information, including full social security number of a person.

Donna Mitchell

Legal Assistant

Name

Title

Donna Mitchell

Signature

Title of Document Recorded:

Deed Effective Upon Death of Grantor

Deed Effective Upon Death of Grantor

FOR VALUE RECEIVED the undersigned Grantor hereby grants, bargains and sells the following property in the County of Eureka, State of Nevada (Property), to the following Grantees:

Grantor: Barbara Johnson, a widow

Grantee No.1: Gary Park
Address: P.O.Box 626
Carlin, NV 89822

Grantee No.2: Fay Hubbard
Address: P.O. Box 2305
Elko, NV 89803

Grantee No.3: Barbara Mathers
Address: 120 South 29 Place
Gilbert, AZ 85295

Grantor hereby conveys unto Grantee No. 1. the full use, control, income and right of possession of the Property during the natural life of Grantee No.1. ("Life Estate"). This Life Estate is personal to Grantee No.1 and is not transferable by Grantee No.1. Upon the death of Grantee No.1, the Life Estate shall automatically terminate.

After the death of Grantor No. 1, Grantor hereby conveys an undivided one-half interest in the remainder interest in the Property unto Grantee No. 2 and Grantee No. 3, and to their heirs and assigns forever.

On the following condition, Grantee No. 1 shall have the authority – after consultation with Grantee No. 2 and Grantee No. 3, but without their consent – to sell the entire fee simple absolute interest in the Property to any third party upon any terms and conditions acceptable to Grantee No. 1. The condition is that Grantee No. 1 must split the entire net sale proceeds 1/3, 1/3 and 1/3 with Grantees No. 2 and No. 3, or their heirs and assigns.

WILSON BARROWS & SALYER
ATTORNEYS AT LAW
442 Court St.
ELKO, NEVADA 89801

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Legal description of Property conveyed:

Township 32, North, Range 51 east, M.D.B.&M.

Section 28: SE $\frac{1}{4}$ SW $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ containing 60 acres

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

Effective Date: Pursuant to NRS 111.109, this Deed does not become effective unless and until the death of the last living Grantor while still owning any right, title and interest in the property conveyed.

THIS DEED IS REVOCABLE. 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 SUBSECTION 1 OF NRS 111.109 REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE GRANTOR'S ENTIRE INTEREST IN THE SAME REAL PROPERTY.

Special Provisions:

1. The effectiveness of this Deed may be established by the recordation of an Affidavit of Death of Grantor with a certified copy of the Death Certificate of the last living Grantor while still owning any right, title and interest in the property conveyed.
2. If: (A) all persons constituting Grantor revoke this Deed during the lifetime of such persons by: (1) a unconditional deed conveying the property to themselves; or (2) a written revocation referring to this Deed; or (B) all persons constituting Grantor transfer all right, title and interest in the property to another person during the lifetime of such persons; or (C) all persons constituting Grantee die before the death of all persons constituting Grantor, this Deed shall become void on the occurrence of any such event.
3. If this Deed becomes effective, the Grantee(s) is intended, and shall be deemed, to have acquired the interest in the property hereby conveyed by gift or descent for purposes of NRS 123.130, or any successor statutes, as the sole and separate property of the Grantee(s).

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This acknowledgment is attached to a Deed Effective Upon Death of Grantor dated June 16 2008.

DATED: 6/16/08

GRANTOR:

Barbara Johnson
BARBARA JOHNSON

STATE OF NEVADA,)
) ss.
COUNTY OF ELKO .)

This instrument was acknowledged before me on June 16, 2008 by Barbara Johnson.



J. M. Brown
NOTARY PUBLIC

08060043rgb.dlm
June 9, 2008

WILSON BARROWS & SALYER
ATTORNEYS AT LAW
442 Court St.
ELKO, NEVADA 89801

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STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
WISLON BARROWS & SALYER

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$17.00
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- 1. Assessor Parcel Number(s)
a. 004-370-24
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
Other
FOR RECORDER'S OPTIONAL USE ONLY
Book: Page:
Date of Recording:
Notes:

- 3. a. Total Value/Sales Price of Property \$
b. Deed in Lieu of Foreclosure Only (value of property) ()
c. Transfer Tax Value: \$
d. Real Property Transfer Tax Due \$

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 10
b. Explain Reason for Exemption: Transfer of real property of Deed upon death of Grantor pursuant to NRS 111.109

- 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 [Signature] Capacity Attorney
Signature Capacity

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Barbara Johnson
Address: P.O. Box 626
City: Carlin
State: NV Zip: 89822

Print Name: Gary Park
Address: Fay Hubbard
City: Barbara Mathers
State: Zip:

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Wilson Barrows & Salyer
Address: 442 Court Street
City: Elko

Escrow #:
State: NV Zip: 89801