

**Official Record**Recording requested By  
WILSON BARROWS & SALYER

Eureka County - NV

Mike Rebaleati - Recorder

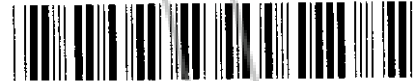
Fee: \$17.00

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RPTT:

Recorded By FS

Book- 0473 Page- 0348



0211943

APN: 004-370-24

**Mailing Address of Grantee or Other Person Requesting Recording:**Wilson Barrows & Salyer  
442 Court Street  
Elko, Nevada 89801**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****Signature****Title of Document Recorded:****Deed Effective Upon Death of Grantor**

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## 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.

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

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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 FORMRecording requested By  
WISLON BARROWS & SALYER

Eureka County - NV

Mike Rebaleati - Recorder

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## 1. Assessor Parcel Number(s)

- a. 004-370-24  
b. \_\_\_\_\_  
c. \_\_\_\_\_  
d. \_\_\_\_\_

## 2. Type of Property:

- |  |  |                                  |
|--|--|----------------------------------|
| a. <input type="checkbox"/> Vacant Land  | b. <input type="checkbox"/> Single Fam. Res. | FOR RECORDER'S OPTIONAL USE ONLY |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex         | Book: _____ Page: _____          |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'l/Ind'l     | Date of Recording: _____         |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home      | Notes: _____                     |
| <input type="checkbox"/> Other           |  |                                  |

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 \_\_\_\_\_ Capacity Attorney

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

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

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

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