

APN: 002-027-27

Send Tax Statements to:
Kollene K. Schwartz
Box 211099
Crescent Valley, NV 89821

When recorded return to:
James M. Copenhaver, P.C.
950 Idaho Street
Elko, NV 89801

DOC # 0213280

05/11/2009

02:01 PM

Official Record

Recording requested By
JAMES M COPENHAVER PC

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: LLH

Book- 0487 Page- 0072



DEED EFFECTIVE UPON DEATH OF GRANTOR

PURSUANT TO NRS CHAPTER 111

FOR LOVE AND AFFECTION AND OTHER GOOD AND VALUABLE CONSIDERATION RECEIVED, the undersigned, **KOLLENE K. SCHWARTZ**, as Grantor, of P.O. Box 211099, Crescent Valley, NV 89821, by this gift Deed to become effective only upon the death of the Grantor, gifts, grants, transfers, and conveys, to **RANAE K. HOGAN**, her daughter, who's address is P.O. Box 211099, a married woman, as Grantee, as her sole and separate property, and to her heirs and assigns, forever, the following described real property located in the County of Eureka, State of Nevada, to wit:

Lots 9 and 10 of Block 2, Crescent Valley Ranch and Farms, Unit #1, created by consolidation of parcels 002-027-06 and 002-027-05.

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TOGETHER WITH any and all improvements of any name or nature situate thereon.

TOGETHER WITH all and singular the tenements, hereditaments and reversions, remainder and remainders, rents, issues and profits thereof.

Commonly known as: 165 First Street, Crescent Valley, Nevada.

UPON THE DEATH OF THE GRANTOR, TO HAVE AND TO HOLD, the described premises to the Grantee, as her sole and separate property, and to her heirs and assigns, forever.

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 PROPERTY.

SPECIAL PROVISIONS:

1. The above named Grantee is an adult. This Deed is to become effective only upon both Grantor's deaths, and shall be considered a post death gift from Grantor to Grantee, with title to be taken by his as her sole and separate property pursuant to the foregoing.

2. The effectiveness of this Deed may be established by the recordation of a Death of Grantor Affidavit(s) for Deed Effective Upon Death of Grantor.

3. Grantor does not designate a successor in interest to the Grantee named herein.

4. If:

(A) Grantor revokes this Deed during the lifetimes of Grantor by:

(1) an unconditional deed, duly recorded in the office of the County Recorder of the County in which the property is located, conveying the property to themselves or either of them; or

(2) a written Revocation of Deed Effective Upon Death of Grantor referring to this Deed Effective Upon Death of Grantor, which revocation is duly recorded in the office of the County Recorder of the County in which the property is located and is signed the Grantor who created this deed; or

(B) Grantor transfers by document duly recorded in the office of the County Recorder of the County in which the property is located, all right, title and interest in the property to another person during the lifetime of such Grantor; or

(C) The Grantee dies before the death of Grantor;

Then this Deed shall become void on the occurrence of any such events described above.

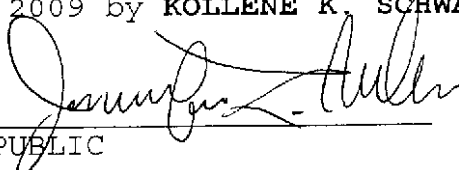
SIGNED this 7th day of May, 2009.

GRANTORS:


KOLLENE K. SCHWARTZ

State of NEVADA
County of ELKO

This instrument was acknowledged before me on the 6th day
of May, 2009 by **KOLLENE K. SCHWARTZ**.


NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE
FOR RECORD

DOC # DV-213280

05/11/2009

02:01 PM

Official Record

1. Assessor Parcel Number (s)

a) 002-027-27

b)

c)

d)

Book: _____

Date of _____

Notes: _____

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2. Type of Property:

- a) Vacant Land
c) Condo/Twnhse
e) Apt. Bldg.
g) Agricultural
i) Other

- b) X Single Fam Res.
d) 2-4 Plex
f) Comm'l/Ind'l
h) Mobile Home

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ 0.00
\$
\$ 0.00
\$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 10

b. Explain Reason for Exemption: a transfer pursuant to NRS 111.109 effective upon the death of the Grantor.

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 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: Kollene K. Schwartz

Signature: [Signature]

Capacity: Grantor

Capacity: Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Kollene K. Schwartz
Address: P.O. Box 211099
City: Crescent Valley
State: NV Zip: 89821

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Ranae K. Hogan
Address: P.O. Box 211099
City: Crescent Valley
State: CA Zip: 89821

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: James M. Copenhaver, PC
Address: 950 Idaho Street
City: Elko

State: Nevada

Escrow #

Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)