

DOC # 0213340

06/15/2009

09:35 AM

Official Record

Recording requested By
ROBERT J WINES PC

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$15.00

Page 1 of 2

RPTT.

Recorded By FES

Book- 0487 Page- 0308

APN: 003-523-08

After Recording Return to:

Kit Benadom
HC 66 Box 3 - 12
Beowawe, NV 89821



DEED EFFECTIVE UPON DEATH OF GRANTOR

THIS DEED EFFECTIVE UPON DEATH OF GRANTOR, is made and executed this 3rd day of June, 2009, by and between KIT LORRE BENADOM, Grantor to AMANDA WHITNEY SIEGFRIED, Grantee;

WITNESSETH:

That the Grantor, for and in consideration of love and affection, does by these presents transfer and convey to Grantee, effective upon the death of the Grantor, pursuant to NRS 111.109, all that certain real property situate, lying and being in the County of Elko, State of Nevada, and more particularly described as follows:

A parcel of land in Block 20 of the Town of Beowawe, Nevada, situated SE'ly from the schoolyard and SW'ly from Nevada Highway 21 right-of-way, including portions of Lots 3, 4, 5, 6, 7, 8, 15, 16 and 17 of said Block 20 including the former dedicated alley of Block 20.

TOGETHER WITH all 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.

SUBJECT TO all exception, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record.

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 Grantor in the event Grantor shall still own any right, title and interest in the property conveyed at the time of death.

2. Grantor does designate a successor in interest to the Grantee, being the remaining Grantee, with right of survivorship.
3. If: (A) all persons constituting Grantor, after the death of Grantor, revoke this Deed during the lifetime of such persons by: (1) an unconditional deed conveying the property to themselves or to the survivor; or (2) a written revocation referring to this Deed; or (B) all persons constituting Grantor, or the survivor of them 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.
4. The provisions of this Deed must not be construed to limit the recovery of benefits paid for Medicaid.

TO HAVE AND TO HOLD, Grantor retains all rights and incidents of ownership until death, at which time, all rights and incidents of ownership shall be transferred to the Grantee in the interests described hereinabove.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand as of the day and year first hereinabove written.


KIT LORRE BENADOM

STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

On this 3rd day of June, 2009, personally appeared before me, a Notary Public, KIT LORRE BENADOM, known or proved to me to be said person, who acknowledged that she executed the foregoing Deed Effective Upon Death of Grantor.




NOTARY PUBLIC

State of Nevada
Declaration of Value

DOC # DV-213340

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Boo

Date

Notr

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Page 1 of 1 Fee: \$15.00
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1. Assessor Parcel Number(s)

- a) 003-523-08
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
i) ☐ Other

3. Total Value/Sales Price of Property:

\$

Deed in Lieu of Foreclosure Only (value of property)

\$

Transfer Tax Value per NRS 375.010, Section 2:

\$

Real Property Transfer Tax Due:

\$ 0.00

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: conveyance of real property by deed which becomes effective upon the death of the 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 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 Robert J Wines

Capacity Attorney

Signature

Capacity

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Kit Benadom

Address: HC 66 Box 3 - 12

City: Beowawe

State: NV

Zip: 89821

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Kit Benadom

Address: HC 66 Box 3 - 12

City: Beowawe

State: NV

Zip: 89821

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Robert J. Wines, Prof. Corp.

Escrow #

Address: 687 6th Street, Suite 1

City: Elko

State: NV

Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)