

DOC # 0216772

02/17/2011

09:34 AM

Official Record

Recording requested By  
STEVE JACKSON

Eureka County - NV  
Mike Rebaleati - Recorder

Fee: \$19.00

Page 1 of 3

RPTT:

Recorded By: FES

Book- 512 Page- 0238



0216772

APN: 007-380-20

After Recording Return to:

Steve W. Jackson  
P.O. Box 715  
Eureka, NV 89316

**DEED EFFECTIVE UPON DEATH OF GRANTOR**

**THIS DEED EFFECTIVE UPON DEATH OF GRANTOR**, is made and executed this 17 day of February, 2011, by and between STEVE W. JACKSON, an unmarried man, Grantor to LINDA M. JACKSON, an unmarried woman, 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 Eureka, State of Nevada, and more particularly described as follows:

**PARCEL 1:**

RANCHETTE "B" and RANCHETTE "D", as shown on the Parcel Map and Record of Survey of Parcel 6, Lot 9, in Section 29, Township 20 North, Range 53 East, MDB&M, as filed in the Office of the County Recorder of Eureka County, State of Nevada, on October 6, 1981, as File No. 82287.

EXCEPTING AND RESERVING, also, to the United States all the oil and gas in the land so patented, and to it or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914, (38 Stat. 509) as reserved in Patent from the United States of America, recorded March 21, 1966, in Book 10, Page 205 of Official Records, Eureka County, Nevada.

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**PARCEL 2:**

An easement thirty (30') feet in width running North from an existing well which lies Southerly from the Southeasterly corner of Parcel 1; the Southerly terminus shall be at the well and the Northerly terminus shall be at the Southeasterly corner of Parcel 1, all as granted in a Deed recorded June 29, 1978 in Book 64, Page 519, Official Records, File No. 65630, Eureka County, Nevada.

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.

TOGETHER WITH a portion of the water usage permitted by the State Engineer under Water Permit #44668, said portion being described as 0.033 cubic feet per second with said use not to exceed 1.76 million gallons per annum.

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

**SPECIAL PROVISIONS:**

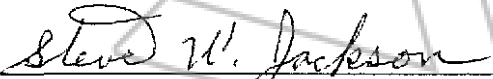
1. The effectiveness of this Deed may be established by the recordation of an Affidavit of Death of Grantor with a certified copy of the Death Certificate of Grantor in the event Grantor shall still own any right, title and interest in the property conveyed at the time of death.
2. Grantor does not designate a successor in interest to the Grantee,
3. If: (A) all persons constituting Grantor or the surviving Grantor, after the death of the first 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.

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**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 as described hereinabove.

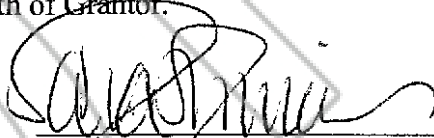
**IN WITNESS WHEREOF**, the said Grantor has hereunto set his hand as of the day and year first hereinabove written.

  
\_\_\_\_\_  
STEVE W. JACKSON

STATE OF NEVADA     )  
                                  ) SS.  
COUNTY OF EUREKA    )

On this 17 day of February, 2011, personally appeared before me, a Notary Public, STEVE W. JACKSON, known or proved to me to be said person, who acknowledged that he executed the foregoing Deed Effective Upon Death of Grantor.



  
\_\_\_\_\_  
NOTARY PUBLIC  
Commission Expires: July 17, 2012

State of Nevada  
Declaration of Value

DOC # DV-216772

02/17/2011 09:34 AM

Official Record

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1. Assessor Parcel Number(s)  
a) 007-380-20  
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: Steve W. Jackson  
Address: P.O. Box 715  
City: Eureka  
State: NV Zip: 89316

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

Print Name: Steve W. Jackson  
Address: P.O. Box 715  
City: Eureka  
State: NV Zip: 89316

**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