

APN: 001-096-05; 001-096-07

DOC# 224863

09/13/2013

11:14AM

Mailing Address of Grantee or Other Person Requesting Recording:

Wilson | Barrows | Salyer | Jones
442 Court Street
Elko, Nevada 89801

Official Record

Requested By
WILSON BARROWS SALYER JONES

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 4 Fee: \$17.00

Recorded By FS RPTT: \$0.00

Book- 0555 Page- 0023

Mail Tax Statements to:

N/A



0224863

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.

Tiffany Eklund

Legal Secretary

Name

Title

Signature

Title of Document Recorded:

DEED UPON DEATH

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

Deed Upon Death

FOR VALUE RECEIVED, effective upon the death of the Grantor as hereinafter provided, the undersigned Grantor hereby grants, bargains and sells the following property in the County of Eureka, State of Nevada, to the following Grantee:

Grantor: George W. Brown, an unmarried man.

Grantee: Eileen Penrod, an unmarried woman.

Taking title as: Sole and separate property.

Estate conveyed: Fee simple.

Legal description of property conveyed:

(See Exhibit A attached hereto)

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: This Deed Upon Death is made pursuant to the Nevada Uniform Real Property Transfer on Death Act. This Deed does not become effective unless and until the death of the 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 THE NEVADA UNIFORM REAL PROPERTY TRANSFER ON DEATH ACT, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR IN THE SAME REAL PROPERTY.

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

WILSON | BARROWS | SALTER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

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Special Provisions:

1. The effectiveness of this Deed may be established by the recordation of Death of Grantors Affidavit with a certified copy of the Death Certificate of the Grantors while still owning any right, title and interest in the property conveyed.
2. If the Grantee predeceases the Grantor, Grantor designates Philip Daniel Brown as successor in interest to the deceased Grantee.
3. This Deed may be revoked at any time by the Grantor. The revocation is valid only if executed and recorded as provided by law in the office of the county recorder of the county in which the property is located before the death of the Grantor who executed the revocation.
4. If Grantor executes and records more than one deed concerning the same real property, the deed that is last recorded before the death of the owner is the effective deed.
5. A deed created pursuant to the Nevada Uniform Real Property Transfer on Death Act is valid only if executed and recorded as provided by law in the Office of the County Recorder of the county in which the property is located before the death of the Grantor.
6. The Nevada Uniform Real Property Transfer on Death Act, as amended from time to time, is hereby incorporated into this Deed by this reference and shall prevail over any inconsistent provision herein.

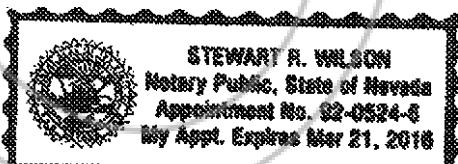
DATED this 13th day of September, 2013.

GRANTOR:

George W. Brown
George W. Brown

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

This instrument was acknowledged before me on September 13, 2013, by
George W. Brown.



Stewart R. Wilson
Notary Public

13080361.jas.wpd

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

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Exhibit A

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

PARCEL 1:

A portion of Lot 3, in Block 55 as follows;

Beginning at the SW corner of Lot 3, in Block 55;

Thence North $11^{\circ}43'$ West, a distance of 41.40 feet to a point on the west sideline of Lot 3;

Thence North $78^{\circ}17'$ East, a distance of 82.39 feet to a point on the westerly highway r/w line;

Thence South $28^{\circ}24'50''$ West, a distance of 54.04 feet to a point on the south sideline of Lot 3;

Thence South $78^{\circ}17'$ West, a distance of 47.69 feet to the SW corner of Lot 3, the place of beginning.

And

Lots 4, 5 and 6 in Block 55 of the Town of Eureka, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada.

PARCEL 2:

Lot 1 in Block 55 of the Town of Eureka, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada.

EXCEPTING THEREFROM all that portion of said land as conveyed to Eureka County, Nevada by deed recorded May 28, 1992 in Book 234, Page 524, Official Records of Eureka County, Nevada.

PARCEL 3:

A portion of Lot 2, in Block 55 as follows:

Beginning at the southeast corner of said Lot 2, proceed South $50^{\circ}47'$ West, a distance of 25.84 feet;

Thence North $19^{\circ}29'15''$ West, a distance of 70.99 feet;

Thence North $88^{\circ}41'$ West, a distance of 27.05 feet;

Thence South $18^{\circ}26'$ East, a distance of 52.67 feet to the true point of beginning.



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