

**DOC # 0225008**

10/18/2013 01:02 PM

**Official Record**

Recording requested By  
ABRAMS PROBATE & PLANNING

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: FES

Book- 556 Page- 0070

APN: 003-183-01



Mail tax notice/bill to Grantors whose address is:

Charlene A. Mueller  
1901 Chapman Dr.  
Las Vegas, NV 89104

**DEED UPON DEATH**

*(with beneficiary designation pursuant to NRS 111.655 through 111.699 - Uniform Real Property Transfer on Death Act)*

Grantor: CHARLENE ANN MUELLER, an individual

Grantee: Transfer on death to the CHARLENE A. MUELLER TRUST

I, CHARLENE ANN MUELLER, the undersigned Grantor, does hereby convey, grant, bargain, sell and warrant to the CHARLENE A. MUELLER TRUST, effective on my death, all right, title and interest in the real property located in the County of Eureka, State of Nevada, and more particularly described as follows:

**SEE EXHIBIT A, ATTACHED HERETO.**

**Together with all improvements, tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.**

The undersigned grantor(s), under penalties of perjury, declare(s) that the actual consideration received for this conveyance was NIL.

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 NRS 111.655 THROUGH 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEED 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.

Date 10-9-13

*Charlene Ann Mueller*  
CHARLENE ANN MUELLER

STATE OF NEVADA     )  
                                  ) ss  
COUNTY OF CLARK    )

Subscribed and sworn to on this 9<sup>th</sup> day of October, in the year 2013, before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared CHARLENE ANN MUELLER and personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

*Sue A. Mann*  
\_\_\_\_\_  
Notary Public

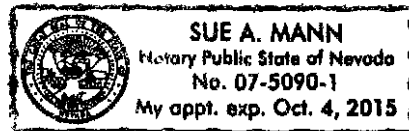
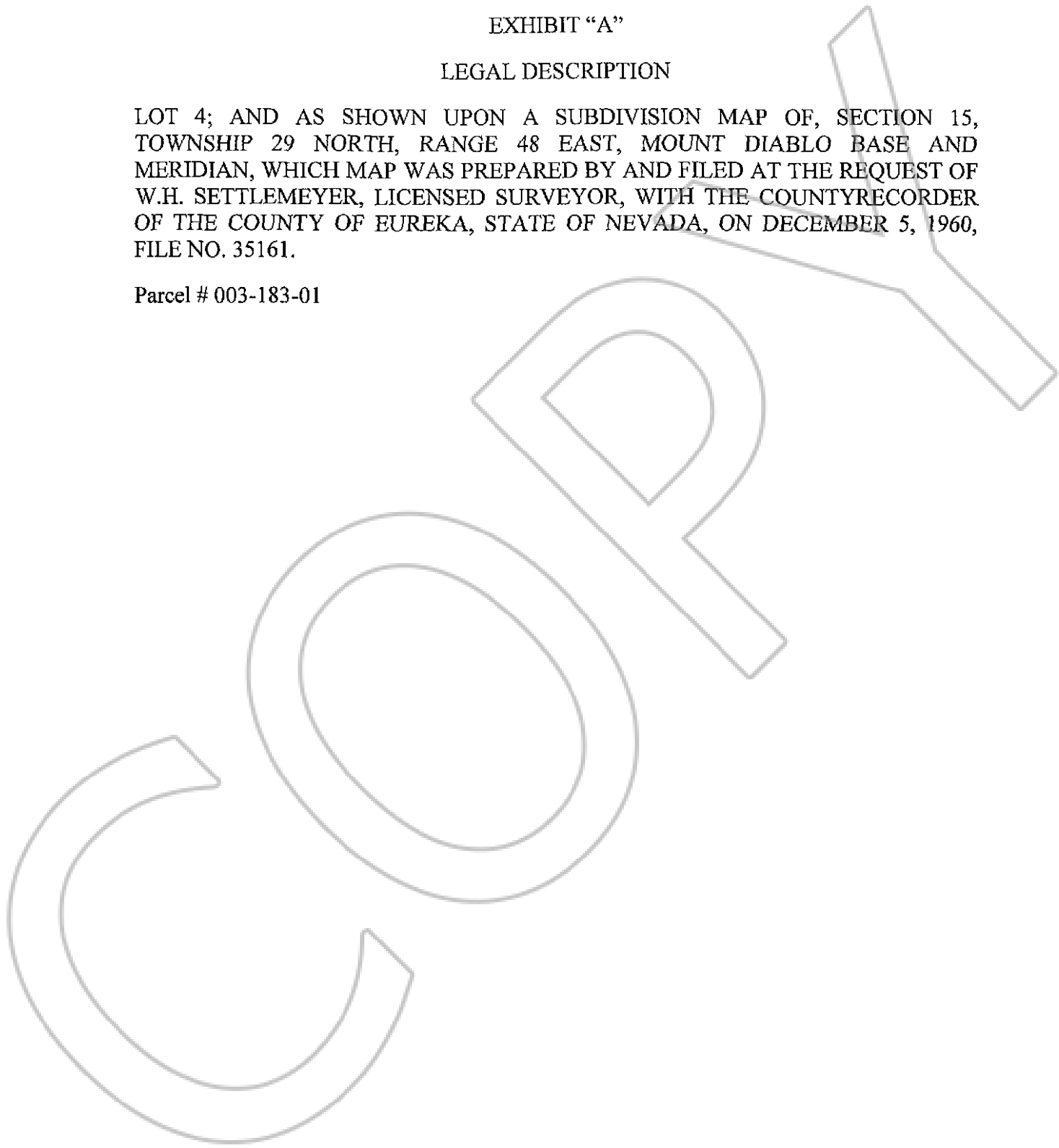


EXHIBIT "A"

LEGAL DESCRIPTION

LOT 4; AND AS SHOWN UPON A SUBDIVISION MAP OF, SECTION 15, TOWNSHIP 29 NORTH, RANGE 48 EAST, MOUNT DIABLO BASE AND MERIDIAN, WHICH MAP WAS PREPARED BY AND FILED AT THE REQUEST OF W.H. SETTLEMEYER, LICENSED SURVEYOR, WITH THE COUNTY RECORDER OF THE COUNTY OF EUREKA, STATE OF NEVADA, ON DECEMBER 5, 1960, FILE NO. 35161.

Parcel # 003-183-01



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STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-225008

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- 1. Assessor Parcel Number(s)
  - a. 003-183-01
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

- 2. Type of Property:
 

<ul style="list-style-type: none"> <li>a. <input checked="" type="checkbox"/> Vacant Land</li> <li>c. <input type="checkbox"/> Condo/Twnhse</li> <li>e. <input type="checkbox"/> Apt. Bldg</li> <li>g. <input type="checkbox"/> Agricultural</li> <li><input type="checkbox"/> Other</li> </ul>	<ul style="list-style-type: none"> <li>b. <input type="checkbox"/> Single Fam. Res.</li> <li>d. <input type="checkbox"/> 2-4 Plex</li> <li>f. <input type="checkbox"/> Comm'l/Ind'l</li> <li>h. <input type="checkbox"/> Mobile Home</li> </ul>
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<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 0.00
- b. Deed in Lieu of Foreclosure Only (value of property) ( 0.00 )
- c. Transfer Tax Value: \$ 0.00
- d. 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: Transfer of real property by deed which becomes effective upon the death of grantor pursuant to NRS 111.655 to 111.699 inclusive.

- 5. Partial Interest: Percentage being transferred: 100 %

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 Charlene Ann Mueller Capacity: Grantor

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

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

Print Name: Charlene Ann Mueller  
 Address: 1901 Chapman Dr.  
 City: Las Vegas  
 State: NV Zip: 89104

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

Print Name: Charlene A. Mueller Trust  
 Address: 1901 Chapman Dr.  
 City: Las Vegas  
 State: NV Zip: 89104

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: Michelle L. Abrams  
 Address: 530 S. Fourth St.  
 City: Las Vegas

Escrow # \_\_\_\_\_  
 State: NV Zip: 89101