

APN's: 002-053-07
002-053-10
002-053-11

DOC # 0227132

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Official Record

Recording requested By
COPENHAVER & MCCONNELL

Eureka County - NV

Mike Rebaleati - Recorder

Fee \$16.00 Page 1 of 3
RPTT: Recorded By: LLH
Book- 564 Page- 0213

Address for Tax Statements:

MICHAEL A. SCHOENWALD
360 Third Street
Crescent Valley, NV 89821

When recorded return to:

Copenhaver & McConnell, PC
950 Idaho Street
Elko, NV 89801



DEED UPON DEATH

PURSUANT TO NRS CHAPTER 111.695
DEED UPON DEATH

I, **MICHAEL A. SCHOENWALD**, as Grantor, hereby convey to **BEVERLY OWENS** as Grantee, all of my right, title and interest in the real properties located in the County of Eureka, State of Nevada, and more particularly described as:

APN: 002-053-07

LOT 4, 5, and 6 IN BLOCK 41 OF CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, AS PER MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA, AS FILE NO. 34081.

SUBJECT TO all general and special taxes for current fiscal year. All Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER WITH the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

APN: 002-053-10

LOT 2, 3, and 7 IN BLOCK 41 OF CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, AS PER MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA, AS FILE NO. 34081.

SUBJECT TO all general and special taxes for current fiscal year. All Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER WITH the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

APN: 002-053-11

Lot 13, Block 13, of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY, in Deed recorded September 24, 21951, in Book 24 of Deeds at Page 168, Eureka County, Nevada.

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 TO 111.699, INCLUSIVE, 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.

SIGNED this 8th day of April, 2014.


MICHAEL A. SCHOENWALD

STATE OF NEVADA
COUNTY OF ELKO

On this 8th day of April, in the year 2014, before me, **KELLI STRICKLAND**, a notary public, personally appeared **MICHAEL A. SCHOENWALD** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that they executed it.

Kelli Strickland
NOTARY PUBLIC



COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 002-053-07
- b) 002-053-10
- c) 002-053-11
- d) _____

FOR
Doc
Book
Date
Note

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2. Type of Property:

- a) X Vacant Land
- b) X 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) \$.00
 Transfer Tax Value: \$.00
 Real Property Transfer Tax Due: \$.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 10
- b. Explain Reason for Exemption: A conveyance of real property by deed which becomes effective upon the death of the grantor pursuant to NRS Chapter 111.

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 Michael A. Schoenwald Capacity - Grantor
 Signature Michael A. Schoenwald Capacity - Grantee

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Michael A. Schoenwald Print Name: Michael A. Schoenwald
 Address: 360 Third Street Address: 360 Third Street
 City: Crescent Valley City: Crescent Valley
 State: NV Zip: 89821 State: NV Zip: 89821

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Copenhaver & McConnell, P.C. Escrow #
 Address: 950 Idaho Street
 City: Elko State: Nevada Zip: 89801