

**DOC # 0228792**

11/21/2014

02:25 PM

**TITLE PAGE**

**Official Record**

Recording requested By  
JIM EVANS

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$42.00

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RPTT:

Recorded By: LH

Book- 575 Page- 0133



0228792

Died Upon Death

**DOCUMENT TITLE**

Jim Evans

**REQUESTED BY**

## 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 Grantees:

Grantor: James T. Evans, an unmarried man.

Grantee No. 1: Nicholas R. Evans

Grantee No. 2: Cameron E. Evans

Taking title as: Tenants in common in equal shares, provided however that any Grantee who predeceases the Grantor shall be excluded from this conveyance.

Estate conveyed: Fee simple.

### Legal description of property conveyed:

See Exhibit "A" attached hereto and made a part hereof.

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.

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 (CURRENTLY NRS 111.655FF), REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR IN THE SAME REAL PROPERTY.

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WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

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# EXHIBIT A

**APN: 001-104-03**

All of Lot Six (6) in Block Five (5), except twelve (12) inches of said Lot, as the same adjoins Lot Seven (7), in Block Five (5), all as more fully appears in the Bargain and Sale Deed, executed by G.B. Biale to Edward M. Thayer, Book 24 of Deeds, Page 178, File No. 29232, recorded in the Office of County Recorder, Eureka County, Nevada; and also all that southern part of Lot Five (5), in Block Five (5), which is more particularly described as follows, to wit;

BEGINNING at the SW Corner of Lot Five (5), in Block Five (5), THENCE N. 72°12'E. along the South side line of Lot Five (5), a distance of 95.35 feet to the SE Corner of Lot Five (5), THENCE N. 16°57'W. along the East end line of Lot Five (5), a distance of 12.5 feet to a point on the East end line of Lot Five (5), THENCE S. 72°02'W. and parallel with South side line of Lot Five (5), to a point on the West end line of Lot Five (5), S. 17°58'E. along the West end line of Lot Five (5), a distance of 12.5 feet to the SW Corner of Lot Five (5), THE PLACE OF BEGINNING, as the same more fully appear from the Official Map now on file in the Office of the County Recorder, Eureka County, Nevada.



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

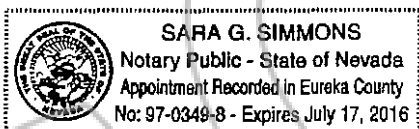
DATED the ~~21st~~ <sup>November</sup> day of ~~October~~ 2014.

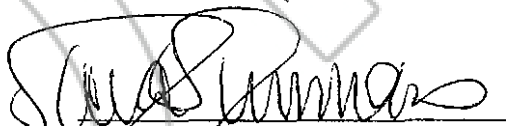
GRANTOR:

  
James T. Evans

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

Subscribed and sworn to on this ~~21st~~ <sup>November</sup> day of ~~October~~, in the year 2014,  
before me Sara Simmons, a notary public, personally appeared James T. Evans,  
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 he  
executed it.



  
Notary Public

14100021.slb.wpd  
October 14, 2014

STATE OF NEVADA  
DECLARATION OF VALUE FORM

DOC # DV-228792

11/21/2014

02:25 PM

Official Record

1. Assessor Parcel Number(s)

a) 001-104-03  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

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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  
Other \_\_\_\_\_

Page 1 of 1 Fee: \$42.00  
Recorded By: LH RPTT:  
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Notes:

3. Total Value/Sales Price of Property

\$ 0  
Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
Transfer Tax Value: \_\_\_\_\_  
Real Property Transfer Tax Due \_\_\_\_\_

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 10  
b. Explain Reason for Exemption: DEED UPON DEATH

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 James A. Evans Capacity OWNER

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

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

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED