

**DOC # 0231104**

04/18/2016 01:12 PM

**Official Record**

Recording requested By  
GOICOECHEA, DEGRAZIA, COYLE & STANTON

**Eureka County - NV**

**Sara Simmons - Recorder**

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: LH

Book- 590 Page- 0065

APN:005-170-57

Exempt: NRS 375.090 (10)

When Recorded mail to:

Goicoechea, Di Grazia, Coyle & Stanton, Ltd  
530 Idaho Street  
Elko, NV 89801

Affirmation: This document does  
not contain the social security  
number of any person, NRS 239B.030.



0231104

**DEED UPON DEATH**

Pursuant to NRS Chapter 111.695

I, ROBERT NELSON, aka ROBERT FRANCIS NELSON, aka ROBERT F. NELSON,  
aka BOB NELSON, as GRANTOR, hereby conveys to TYLER JAMES NELSON, as  
GRANTEE, effective upon 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:

Township 30 North, Range 48 East, MDB&M  
Section 17: SW 1/4 NE 1/4

**SUBJECT TO** all taxes and assessments, reservations, exceptions, easements, rights of  
way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses  
affecting the property of record.

**TOGETHER WITH** any and all buildings and improvements situate thereon.

**TOGETHER WITH** all singular the tenements, hereditaments and appurtenances  
thereunto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** all and singular the said premises together with the  
appurtenances unto the said Grantees as Joint Tenants and to the survivor of them and the  
heirs and assigns of such survivor forever

**THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP  
UNTIL THE DEATH OF THE GRANTOR(S). THIS DEED REVOKES ALL PRIOR DEEDS  
BY THE GRANTOR(S) 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(S) IN THE SAME  
REAL PROPERTY.**

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

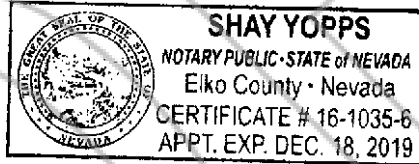
SIGNED THIS 14 DAY OF April, 2016.

Robert Nelson  
ROBERT NELSON

STATE OF NEVADA     )  
                                  ) SS.  
COUNTY OF ELKO     )

On this 14th day of April, 2016, before me, a Notary Public, personally appeared **ROBERT NELSON** personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to this instrument and acknowledged that ~~she~~ he executed the foregoing instrument.

Shay Yopps  
NOTARY PUBLIC



Send Tax Bill to:  
60 N. 15th Street  
Crescent Valley, NV 89821

STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-231104  
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Page 1 of 1 Fee: \$15.00  
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1. Assessor Parcel Number (s)

- a) 005-170-57
- 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

NOTES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00  
Transfer Tax Value: \$ 0.00  
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: Deed upon death.

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 [Signature] Capacity Attorney  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)  
Print Name: Robert Nelson  
Address: 60 N. 15th Street  
City: Crescent Valley  
State: NV Zip: 89821

(REQUIRED)  
Print Name: Tyler James Nelson  
Address: 3336 Plymouth Ave.  
City: Carson City  
State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)  
Print Name: Goicoechea, Di Grazia, Coyle & Stanton, Ltd. Escrow #  
Address: 530 Idaho Street  
City: Elko State: NV Zip: 89801