

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.

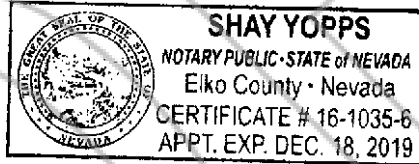
SIGNED THIS 14 DAY OF April, 2016.

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



0231104

Book: 590 04/18/2016
Page: 66 Page: 2 of 2

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-231104
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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