

APN: 005-060-04

Please Send Tax Statement To:

Lee May
5051 Holly Drive
Shingle Springs, CA 95682

DOC # 0231611

06/30/2016 01:27 PM

Official Record

Recording requested By
ROBERT J WINES, PROF CORP

Eureka County - NV

Sara Simmons - Recorder

Fee: \$16.00 Page 1 of 3

RPTT: Recorded By: SGS

Book- 592 Page- 0274



0231611

DEED EFFECTIVE UPON DEATH

I, LEE MAY, a married man, dealing with my sole and separate property, Grantor, hereby convey to SHERYL LYN MAY, a married woman, as her sole and separate property, RENEE LE LAMKIN, a married woman, as her sole and separate property, and KRINDEL DE PRESSON, a married woman, as her sole and separate property, Grantees, effective upon the death of the Grantor, all right, title and interest in the real property located in the County of Eureka, State of Nevada, and more particularly described as:

The East Half (E½) of the Northeast Quarter (NE¼) of Section 25, Township 31 North, Range 48 East, M.D.B.&M.

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.

SUBJECT TO all exception, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record.

SPECIAL PROVISIONS:

1. The effectiveness of this Deed may be established by the recordation of an Affidavit of Death of Grantor with a certified copy of the Death Certificate of Deceased Grantor in the event Grantor shall still own any right, title and interest in the property conveyed at the time of death.

2. Grantor does designate a successor in interest to the Grantor, being the remaining Grantees, with right of survivorship.
3. If: (A) all persons constituting Grantor revoke this Deed during the lifetime of such person by: (1) an unconditional deed conveying the property to himself; or (2) a written revocation referring to this Deed; or (B) all persons constituting Grantor transfer all right, title and interest in the property to another person during the lifetime of such person; or (C) all persons constituting Grantee die before the death of all persons constituting Grantor, this deed shall become void on the occurrence of any such event.
4. The provisions of this Deed must not be construed to limit the recovery of benefits paid for Medicaid.

TO HAVE AND TO HOLD, Grantor retain all rights and incidents of ownership until death of the Grantor, at which time, all rights and incidents of ownership shall be transferred to the Grantees in the interests described hereinabove.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand as of the day and year first hereinabove written.

Lee May 6-18-16

 LEE MAY

STATE OF CALIFORNIA)
 : ss.
 COUNTY OF _____)

On this _____ day of May, 2016, before me personally appeared, LEE MAY, 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
 Commission expires _____

0231611 Book: 592 06/30/2016
 Page: 275 Page: 2 of 3

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sacramento)

On June 18, 2014 before me, Kristen Wilson, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Lee Roy May
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that (he/she/they) executed the same in (his/her/their) authorized capacity(ies), and that by (his/her/their) signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Kristen Wilson
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Deed Effective Upon Death Document Date: 6/18/14
Number of Pages: — Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

STATE OF NEVADA DECLARATION OF VALUE

DOC # DV-231611

06/30/2016 01:27 PM

Official Record

1. Assessor Parcel Number (s)

- a) 005-060-04 _____
- b) _____
- c) _____
- d) _____

Recording requested By
ROBERT J WINES, PROF CORP

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

Eureka County - NV

Sara Simmons - Recorder

Page 1 of 1 Fee: \$16.00
Recorded By: SGS RPTT:
Book- 592 Page- 0274

3. Total Value/Sales Price of Property:

\$ _____
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
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 Effective Upon Death of Grantor

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 Robert J. Wines Capacity Attorney
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Lee May
Address: 5051 Holly Drive
City: Shingle Springs
State: CA Zip: 95682

(REQUIRED)
Print Name: Sheryl Lyn May et. al.
Address: 5051 Holly Drive
City: Shingle Springs
State: CA Zip: 95682

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Robert J. Wines, Prof. Corp. Escrow # _____
Address: 687 6th Street, Suite 1
City: Elko State: NV Zip: 89801