

APN: 007-396-10

**Mailing Address of Grantee or Other Person
Requesting Recording:**

Wilson | Barrows | Salyer | Jones
442 Court Street
Elko, Nevada 89801

Mail Tax Statements to:

Phyllis Black
290 Pleasant Valley Road #9
Spring Creek, NV 89815

DOC# 231672

07/20/2016

04:43PM

Official Record

Requested By
WILSON BARROWS SALYER JONES

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 3

Fee: \$16.00

Recorded By LH

RPTT: \$0.00

Book- 0592 Page- 0380



0231672

Social Security Number Affirmation Statement:

☒ In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does not contain personal information, including full social security number of any person;

-OR-

☐ In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does contain personal information, including full social security number of a person.

Shauna L. Baumann

Name

Paralegal

Title

Shauna L. Baumann
Signature

Title of Document Recorded:

DEED UPON DEATH

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

Deed Upon Death

Effective on her death, the undersigned Grantor hereby grants, bargains, sells and conveys the following property in the County of Eureka, State of Nevada, to the following Beneficiaries:

Grantor: Phyllis Black, a widow.

Beneficiary No. 1: Katherine Cope, dealing with her sole and separate property.

Beneficiary No. 2: Deborah G. Schweble, dealing with her sole and separate property.

Beneficiary No. 3: Roger T. Black, dealing with his sole and separate property.

Taking title as: As tenants in common, in equal shares, as their respective sole and separate property.

Estate conveyed: Fee simple.

Legal description of property conveyed:

Lot 2 of Lot 4 of Parcel A as shown on that certain Parcel Map and Record of Survey for Ron and Evelyn Naillon, filed in the Office of the County Recorder of Eureka County, Nevada, on October 21, 1985, as File No. 100554, located in a portion of the E½ of Section 17, Township 20 North, Range 53 East, M.D.M.

EXCEPTING THEREFROM all the oil and gas in and under said land reserved by the United States of America in Patent, recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County, Nevada.

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.

APN: 007-396-10

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271



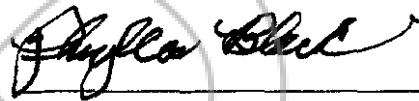
231672

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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, 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.

GRANTOR:



PHYLLIS BLACK

DATED: July __, 2016

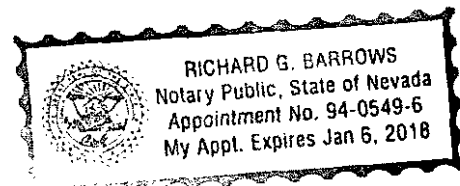
STATE OF NEVADA,

COUNTY OF ELKO.

This instrument was acknowledged before me on July 20, 2016, by **Phyllis Black.**



NOTARY PUBLIC



16070142slb.wpd

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271



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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number (s)

a) 007-396-10
b) _____
c) _____
d) _____

DOC# DV-231672

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Page: 1 of 1 Fee: \$16.00
Recorded By LH PRRT: \$0.00

2. Type of Property:

a) <input type="checkbox"/>	Vacant Land	b) <input checked="" 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		

3. Total Value/Sales Price of Property:

	\$ 0.00
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:
A conveyance of real property by deed which becomes effective upon the death of the grantor

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 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 *Katherine Cope* Capacity Attorney
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Phyllis Black
Address: 290 Pleasant Valley Road #9
City: Spring Creek
State: NV Zip: 89815

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Katherine Cope, et al
Address: 213 Greencrest Place
City: Spring Creek
State: NV Zip: 89815

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Wilson Barrows Salyer Jones Escrow # _____
Address: 442 Court Street
City: Elko State: NV Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)