

A.P.N.7-397-02

When recorded mail to:  
Sandra G. Lawrence  
Dyer, Lawrence, Flaherty  
Donaldson & Prunty  
2805 Mountain St.  
Carson City, NV 89703

Grantees' Address:  
Mail Tax Statements to:

Anita L. Falen  
516 North Laurel Street  
Genesse, Idaho 83832

**DOC # 0231982**

09/29/2016

01:51 PM

**Official Record**

Recording requested By  
DYER, LAWRENCE, FLAHERTY,

Eureka County, NV

**Lisa Hoehne - Acting Recorder**

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: FS

Book- 596 Page- 0051



0231982

**X** The undersigned hereby affirm that this document, including exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

☐ The undersigned hereby affirm that this document, including exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: \_\_\_\_\_.

### BENEFICIARY DEED

I, Anita L. Falen, Grantor, a married person of Latah County, Idaho, hereby convey to Evan A. Gridley and Wade A. Gridley, or the survivor of them if one of them be not living, as grantee beneficiaries and as tenants in common, to be effective only on the death of Grantor, the following described real property:

Lot 3 as shown on that certain parcel map for Devil's Gate Corp., filed in the Office of the County Recorder of Eureka County, Nevada, filed on October 8, 1981, as File No. 82270, located in a portion of parcel C, of the Large Division Map of the E 1/2 of Section 17, Township 20 North, Range 53 East, M.D. Mer.

EXCEPTING THEREFROM all of 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 a Non-Exclusive easement for roadway and utility purposes over the described property shown on that certain parcel map for Devil's Gate Corp., filed in the Office of the County Recorder of Eureka, County, Nevada, filed on June 16, 1982 as File No. 84388, located in a portion of Parcel N of the Large Division Map of the E 1/2 Section 17, Township 20 North, Range 53 East, M.D. Mer.

RESERVING THEREFROM unto the within Devil's Gate Corp., a non-exclusive easement for road and utility purposes 30 feet wide along the Southerly line of said property.

TOGETHER WITH a non-exclusive easement for roadway & utility purposes 30 feet wide along the Northerly line of Lot 2 as shown on that certain parcel map for Devil's Gate Corp., filed in the Office of the County Recorder of Eureka County, Nevada, filed on October 8, 1981, as File No. 82270, located in a portion of Parcel C of the Large Division Map of the E 1/2 of Section 17, Township 20 North, Range 53 East, M.D. Mer., as reserved in Deed recorded in Book 122, Page 328, Document No. 93188, Official Records of Eureka County, State of Nevada.

If all grantee beneficiaries precede me in death, then Eileen L. Rowan, successor grantee beneficiary, shall be substituted for the grantee beneficiaries in this Beneficiary Deed.

CONTINUED ON THE NEXT PAGE



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 SUBSECTION 1 OF NRS 111.109 REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE GRANTOR'S ENTIRE INTEREST IN THE SAME REAL PROPERTY.

Executed this 29 day of August, 2016.

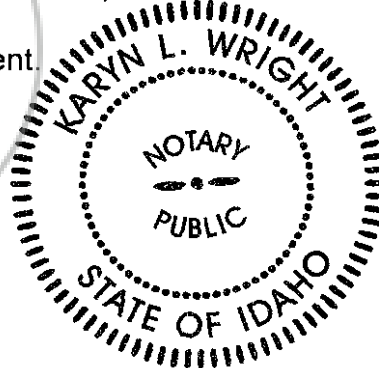
Anita L. Falen

Anita L. Falen  
516 North Laurel Street  
Genesse, Idaho 83832

STATE OF IDAHO )  
                          )ss:  
COUNTY OF LATAH )

On the 29 day of August, 2016, personally appeared before me, a Notary Public, Anita L. Falen, personally known to me or proven to me to be the person whose name is subscribed to the above instrument, BENEFICIARY DEED, and who acknowledged that she executed the instrument.

Karyn Wright  
NOTARY PUBLIC 6-4-20



F:\cases\cases old\89-184\160726beneficiary deed wpd



STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-231982

09/29/2016

01 51 PM

Official Record

1. Assessor Parcel Number(s)

a) 7-397-02  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

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Eureka County - NV

Lisa Hoehne - Acting Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: FS RPTT:  
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DATE OF RECORDING: \_\_\_\_\_  
NOTES: \_\_\_\_\_

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 \_\_\_\_\_

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

\$ \$0.00

\$ \$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 pursuant to NRS 111.109.

5. Partial Interest: Percentage being transferred: 100.0 %

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 Anita L. Falen Capacity Grantor

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Anita L. Falen  
Address: 516 North Laurel Street  
City: Genesse  
State: Idaho Zip: 83832

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Anita L. Falen  
Address: 516 North Laurel Street  
City: Genesse  
State: Idaho Zip: 83832

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Dyer, Lawrence, Flaherty, Donaldson & Prunty Escrow # \_\_\_\_\_  
Address: 2805 Mountain Street  
City: Carson City State: Nevada Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)