

DOC# 232164

11/01/2016

03:35PM

Official Record

Requested By
WILSON BARROWS SALYER JONES

Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 6 Fee: \$19.00

Recorded By CH RPTT: \$0.00

Book- 0597 Page- 0215



0232164

APN: 004-370-24

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

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

Mail Tax Statements to:

Barbara Johnson
P.O. Box 626
Carlin, Nevada 89822

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.

Donna L. Mitchell

Legal Secretary

Name

Title

Donna L. Mitchell
Signature

Title of Document Recorded:

DEED UPON DEATH

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

Deed Upon Death

FOR VALUE RECEIVED, effective upon the death of the Grantor as hereinafter provided, the undersigned Grantor hereby grants, bargains and sells the following property in the County of Eureka, State of Nevada, to the following Beneficiaries:

Grantor: Barbara Johnson, a married women (her spouse is Beneficiary No. 1) conveying her pre-marital, sole and separate property

Beneficiary No. 1: Gary Park, the spouse of Grantor
Address: P.O.Box 626
Carlin, NV 89822

Beneficiary No. 2: Fay Hubbard, the daughter of Grantor
Address: P.O. Box 2305
Elko, NV 89803

Beneficiary No. 3: Barbara Mathers, the daughter of Grantor
Address: 120 South 29 Place
Gilbert, AZ 85295

Legal description of Property conveyed:

Township 32, North, Range 51 east, M.D.B.&M.

Section 28: SE $\frac{1}{4}$ SW $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ containing 60 acres

TOGETHER WITH any and all other real property, and any right, title and interest therein, that Grantor now owns, or hereafter acquires, which is located anywhere within the State of 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.

WILSON | BARROWS | SALYER | JONES

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On the condition that Beneficiary No. 1 survives Grantor:

- (1) Grantor hereby conveys unto Beneficiary No. 1. the full use, control, income and right of possession of the Property during the natural life of Beneficiary No.1. ("Life Estate"), on the condition that Beneficiary No. 1, at his sole expense, maintains the Property and pays all expenses of the Property, including, without limitation, property taxes, hazard insurance and utilities. This Life Estate is personal to Beneficiary No.1 and is not transferable by Beneficiary No.1; and
- (2) Upon the death of Beneficiary No.1:
 - (A) the Life Estate shall automatically terminate; and
 - (B) Grantor hereby conveys an undivided one-half interest in the remainder interest in the Property unto each of Beneficiary No. 2 and Beneficiary No. 3, and to their respective heirs and assigns forever and
- (3) After the death of Grantor, Beneficiary No. 1 shall have the authority to sell the entire fee simple absolute interest in the Property (*i.e.*, which will extinguish the remainder interest of Beneficiary No. 2 and Beneficiary No. 3) to any third party only upon the following conditions:
 - (A) on the condition that the sales price and terms are either:
 - (I) approved in writing prior to the sale by Beneficiary No. 2 and Beneficiary No. 3, or their respective heirs and assigns; or
 - (ii) the sales price is at least the fair market value and for cash; and
 - (B) in either event, on the condition that Beneficiary No. 1 at closing pays one-third of the entire net sale proceeds to Beneficiary No. 2 or her heirs and assigns and one-third of the entire net sale proceeds to Beneficiary No. 3 or her heirs and assigns.



On the condition that Beneficiary No. 1 does not survive Grantor, Grantor hereby conveys an undivided one-half interest in the Property unto each of Beneficiary No. 2 and Beneficiary No. 3, and to their respective heirs and assigns forever.

Effective Date: This Deed Upon Death is made pursuant to the Nevada Uniform Real Property Transfer on Death Act. This Deed does not become effective unless and until the death of the last living Grantor while still owning any right, title and interest in the property conveyed.

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.

Special Provisions:

1. The effectiveness of this Deed may be established by the recordation of an of Death of Grantor Affidavit with a certified copy of the Death Certificate of the last living Grantor while still owning any right, title and interest in the property conveyed.
2. This Deed may be revoked at any time by the Grantor. The revocation is valid only if executed and recorded as provided by law in the office of the county recorder of the county in which the property is located before the death of the Grantor who executes the revocation.
3. If: (A) Grantor revokes this Deed during lifetime of Grantor by: (1) an unconditional deed conveying the property to Grantor; or (2) a written revocation referring to this Deed; or (B) all persons constituting Grantor transfers all right, title and interest in the property to another person during the lifetime of Grantor; or (C) all persons constituting Beneficiary die before the death of the last living Grantor, this Deed shall become void on the occurrence of any such event.

WILSON | BARROWS | SALYER | JONES

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4. If a Grantor executes and records more than one deed concerning the same real property, the deed that is last recorded before the death of the owner is the effective deed.
5. A deed created pursuant to the Nevada Uniform Real Property Transfer on Death Act is valid only if executed and recorded as provided by law in the office of the county recorder of the county in which the property is located before the death of the Grantor.
6. The Nevada Uniform Real Property Transfer on Death Act, as amended from time to time, is hereby incorporated into this Deed by this reference and shall prevail over any inconsistent provision herein.

Revocation of Prior Deed

This deed that certain deed entitled "Deed Effective Upon Death of Grantor" June 16, 2008, recorded on June 19, 2008 in the Office of the Eureka County Recorder, Eureka, Nevada in Book 473 Official records Page 348 as Doc# 0211943.

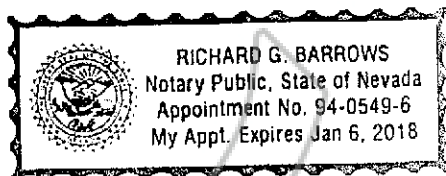
DATED: 10/27/16

GRANTOR:

Barbara Johnson
Barbara Johnson

STATE OF NEVADA,)
) ss.
COUNTY OF ELKO.)

This instrument was acknowledged before me on October 27, 2016, by Barbara Johnson.



[Signature]
Notary Public

WILSON | BARROWS | SALYER | JONES

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Beneficiary No. 1 hereby joins in this Deed for the purpose of agreeing to its terms, including the fact that the Property is, and will remain, the Grantor's pre-marital property and her sole and separate property.

Beneficiary No. 1:

DATED:

10-27-16

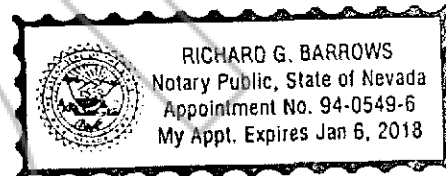
Gary Park
Gary Park

STATE OF NEVADA,)
) ss.
COUNTY OF ELKO.)

This instrument was acknowledged before me on October 27, 2016, by Gary Park.

Richard G. Barrows
Notary Public

15010032rgb.wpd
October 27, 2016



State of Nevada
Declaration of Value

DOC# DV-232164

11/01/2016

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Official Record

Requested By
WILSON BARROWS SALYER JONES

Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 1

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Recorded By CH

PRTT: \$0.00

1. Assessor Parcel Number(s)

a) 004-370-24

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 Lots

i) ☐ Other

3. Total Value/Sales Price of Property:

\$

Deed in Lieu of Foreclosure Only (value of property)

\$

Transfer Tax Value per NRS 375.010, Section 2:

\$

Real Property Transfer Tax Due:

\$

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 10

b. Explain Reason for Exemption: A conveyance of real property which becomes effective upon the death of the grantor pursuant to NRS 111.655 to 111.699, inclusive.

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 375.036, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature

Capacity Attorney

Signature

Capacity

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Barbara Johnson

Address: P.O. Box 626

City: Carlin

State: Nevada

Zip: 89822

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Barbara Johnson

Address: P.O. Box 262

City: Carlin

State: Nevada

Zip: 89822

COMPANY 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 MICROFILMED)