

DOC# 232222

11/07/2016

08:08AM

Official Record

Requested By
WILSON BARROWS SALYER JONES

Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 5 Fee: \$18.00

Recorded By CH RPT: \$0.00

Book- 0597 Page- 0286



0232222

APN:

006-230-02

006-350-01

006-350-03

006-350-04

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

Wilson | Barrows | Salyer | Jones

442 Court Street

Elko, Nevada 89801

Mail Tax Statements to:

T. Milton Thompson

295 Skyline Drive

Elko, Nevada 89801

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 Grantees:

Grantor: T. Milton Thompson, a single man

Grantee No. 1: Vivian Eileen Penrod, a single woman

Grantee No. 2: Joyce L. Aiazzi, a married woman

Taking title as: As tenants in common, and not as a joint tenant with the right of survivorship, in equal shares, each as to their respective undivided interest as their respective sole and separate property, and to their respective heirs, personal representatives, successor and assigns forever.

Estate conveyed: Fee simple.

Legal description of property conveyed:

(See Exhibit A attached hereto and made a part hereof by this reference)

TOGETHER WITH any and all other present and after acquired right, title or interest of Grantor, if any, in real property, whether located within the State of Nevada or elsewhere.

TOGETHER WITH all 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.

TOGETHER WITH all minerals and mineral rights in and upon such property.

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TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, and all other means for the diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stockwatering, domestic or any other use.

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.

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3. If the 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.
4. 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.
5. 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.

GRANTOR:

DATED: 11/3/2016

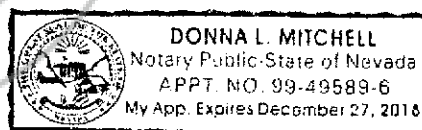
T. M. Thompson
T. MILTON THOMPSON

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

This instrument was acknowledged before me on November 3, 2016, by
T. Milton Thompson.

Donna L. Mitchell
Notary Public

16110071rgb.wpd
November 3, 2016



WILSON | BARROWS | SALYER | JONES

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EXHIBIT "A"

Lot Four (4); the south one-half of the northwest quarter; the southwest quarter of the northeast quarter; and the south one-half of Section 3; Lots numbered 1, 2, and 3; the south one-half of the north one-half; and the south one-half of Section four (4); the northeast quarter of Section Nine (9); the west one-half of Section Ten (10), and the north one-half of the northeast quarter and the southwest quarter of the northeast quarter of Section Ten (10); all in Township Twenty-three (23), North of Range Fifty-four (54) East, M.D.B.&M.: Lots numbered two and three (2-3); the southeast quarter of the northwest quarter and the southwest quarter of the northeast quarter of Section Four (4); the south one-half of the northeast quarter, north one-half of the southeast quarter of Section Nine (9); the southwest quarter of the southwest quarter of Section Ten (10); the west one-half of the northeast quarter; the south one-half of northwest quarter and the north one-half of the southwest quarter of Section Twenty-two (22); the south one-half of the southwest quarter of Section Twenty-seven (27); the east one-half of the west one-half and the west one-half of the southeast quarter of Section Thirty-four (34), all in Township Twenty-four north of Range Fifty-four East, M.D.B.&M.; the west one-half of the northwest quarter of Section Twenty-six (26) and the east one-half (E½) of the northeast quarter of Section Twenty-seven (27); all in Township Twenty-five (25) North of Range Fifty-four (54) East, M.D.B.&M., containing 2766.09 acres, more or less, according to the Government Survey thereof, together with any and all vested, accrued and certified water rights, water, dams, ditches and reservoirs used in connection with the irrigation of the above described lands or otherwise and all right and permits to the range appurtenant to said lands or allowed or apportioned thereto under the provisions of the Federal Range Laws, or otherwise. And in furtherance but not in limitation, including certified water rights involved in permits numbered 7982, 7983, 7984, 800, 8272, 8273, 8274, 8275, and 8276 issued by the office of the State Engineer the State of Nevada, together with all the building, fences and improvements thereon, and all other rights, equities, however acquired or accrued.

State of Nevada

Declaration of Value

1. **Assessor Parcel Number(s)**

- a) 006-230-02
b) 006-350-01
c) 006-350-03
d) 006-350-04

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 by deed 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 375.030, 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: T. Milton Thompson
Address: 295 Skyline Drive
City: Elko
State: Nevada Zip: 89801

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Vivian Eileen Penrod, et al.
Address: 295 Skyline Drive
City: Elko
State: Nevada Zip: 89801

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)

DOC# DV-232222

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Official Record

Requested By
WILSON BARROWS SALYER JONES

Eureka County - NV

Lisa Hoehne - Recorder

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