Official Recording requested By ROBERT J WINES

Record

Eureka County - NV Lisa Hoehne - Recorder

Fee: \$16.00

Page 1 of 3 Recorded By: CH

Book-597 Page- 0318



DEED EFFECTIVE UPON DEATH

I, ALTON R. COLLIER, an unmarried man, Grantor, hereby convey to MICHAEL GEORGE COLLIER, a married man as his sole and separate property, and WENDY JEANNE DOWNS, a married woman, as her sole and separate property, Grantees, as joint tenants with right of survivorship, 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:

PARCEL 1:

APN:

001-117-03; 001-161-04

Please Send Tax Statement To:

Alton R. Collier

5006 Rainwater Drive Pasadena, TX 77505

Starting at the S.W. Corner of Survey No. 95, John E. Plater Mill Site and running 38' North 8 Degrees, 30' West; thence 60 Degrees North 82 Degrees 56' East; thence 38' South 8 Degrees 30' East; thence 60' South 82 Degrees 56' West to point of beginning.

PARCEL 2:

Lots 7 and 8, Block 62.

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, 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 persons 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 retains 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 Grantee in the interests described hereinabove.

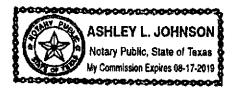
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand as of the day and year first hereinabove written.

ALTON R. COLLIER

{NOTARY ON FOLLOWING PAGE}

STATE OF TEXAS) : ss COUNTY OF Ham'S)

On this 272 day of October, 2016, before me, Oshury Johnson, personally appeared, ALTON R. COLLIER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose names is subscribed to this instrument, and acknowledged that he executed it.



NOTARY PUBLIC
Commission Expires: 07 11 2019

(Metes and bounds description for Parcels 1 and 2, appears in that certain Grant, Bargain and Sale Deed for Record of Survey - Boundary Line Adjustment Deed, recorded September 9, 2010, as Document No. 630540, Official Records, Elko County, Nevada Recorder's Office; Metes and Bounds description for parcel appears in that certain Treasurer's Redemption Deed, recorded May 18, 2007, as Document No. 575483, Official Records, Elko County, Nevada Recorder's Office.)

STATE OF NEVADA **DECLARATION OF VALUE**

Official Record

Recording requested By ROBERT J WINES

Assessor Parcel Number (s)	Eureka County - NV
a) 001-117-03	Lisa Hoehne - Recorder
b) 001-161-04	Page 1 of 1 Fee: \$15.00
c)	Page 1 of 1 Fee: \$16.00 Recorded By: CH RPIT.
d)	Book-597 Page-0318
w)	\ \
2. Type of Property:	
- \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	FOR RECORDERS OPTIONAL USE ONLY Single Fam Res. Notes:
	Single Fam Res. Notes:
e) Apt. Bldg. f) 🦳 (Comm'l/Ind'l
	Mobile Home
i) Other	
2 Total V-los (0 1 - D)	
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 16 5	
4. <u>If Exemption Claimed:</u>	
a. Transfer Tax Exemption, per NRS 375.0	
b. Explain Reason for Exemption:	Deed Effective Upon Death
5 Portial Interests Paragraph	
Partial Interest: Percentage being trans	ferred: <u>%</u>
The undersigned declares and acknowledges upon	and a subject of the
The undersigned declares and acknowledges, und	er 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
pelief, and can be supported by documentation if oprovided herein. Furthermore, the disallowance of	alled upon to substantiate the information
of additional tax due, may result in a penalty of 10	of the tax due plus interest, and the
The same same same same same same same sam	% of the tax due plus interest at 1% per month.
Pursuant to NRS 375,030, the Buyer and Sei	ier shall be jointly and severally liable for any
additional amount owed.	ier shall be jointly and severally liable for any
	. / /
Signature Auberty Ulwes	Capacity Attorney
Signature	Capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: Alton R. Collier	Print Name: Michael George Collier, et.al.
Address: 5006 Rainwater Drive	Address: 5006 Rainwater Drive
Pasadena	
State: TX Zip: 77505	
	State: TX Zip: 77505
COMPANY/DEDCOM DECUESTING	
COMPANY/PERSON REQUESTING RE	CORDING
(REQUIRED IF NOT THE SELLER OR BUYER)	
Print Name: Robert J. Wines, Prof. Corp.	Escrow#
Address: 687 6th Street, Suite 1	
City: Elko S	tate: NV Zip: 89801