

DOC # 0232236

11/14/2016 04:09 PM

Official Record

Recording requested By
ROBERT J WINES

Eureka County - NV

Lisa Hoehne - Recorder

Fee: \$16.00 Page 1 of 3

RPTT: Recorded By: CH

Book- 597 Page- 0318



0232236

APN: 001-117-03; 001-161-04

Please Send Tax Statement To:

Alton R. Collier
5006 Rainwater Drive
Pasadena, TX 77505

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:

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, restrictions, 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.

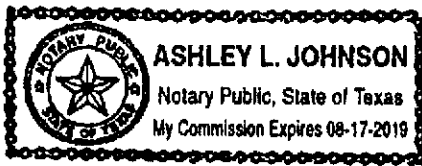
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand as of the day and year first hereinabove written.


ALTON R. COLLIER

{NOTARY ON FOLLOWING PAGE}

STATE OF TEXAS)
 : SS.
COUNTY OF Harris)

On this 27th day of October, 2016, before me, Ashley 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.



Ashley Johnson
NOTARY PUBLIC
Commission Expires: 08/17/2019

(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**

DOC # DV-232236

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1. Assessor Parcel Number (s)

- a) 001-117-03
- b) 001-161-04
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input 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'/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

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. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 10
- b. Explain Reason for Exemption: Deed Effective Upon Death

5. Partial Interest: Percentage being transferred: _____ %

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 Robert J. Wines Capacity Attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Alton R. Collier

Address: 5006 Rainwater Drive

City: Pasadena

State: TX Zip: 77505

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Michael George Collier, et.al.

Address: 5006 Rainwater Drive

City: Pasadena

State: TX Zip: 77505

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Robert J. Wines, Prof. Corp. Escrow # _____

Address: 687 6th Street, Suite 1

City: Elko State: NV Zip: 89801