

EUREKA COUNTY, NV 2017-233817
Rec \$16.00
Total \$16.00 09/07/2017 03:19 PM
DONALD & PATRICIA MELDRUM Pgs=4

APN: 001-125-03

Forward tax statements to Grantor at:

Donald G. & Patricia L. Meldrum
7145 Jackson Road
Winnemucca, NV 89445



LISA HOEHNE, RECORDER

E10

Return recorded document to:

Donald G. & Patricia L. Meldrum
7145 Jackson Road
Winnemucca, NV 89445

Deed Effective Upon Death

THIS INDENTURE, made this 7th day of September, 2017, by and between the following parties:

Grantor: Donald G. Meldrum
Patricia L. Meldrum
Husband and wife as joint tenants with full right of survivorship
7145 Jackson Road
Winnemucca, NV 89445

Grantee: Eric G. Meldrum, a married person
25391 Adriana St, Mission Viejo CA 92691

Natalie L. Seidler, a married person
239 Bearclaw Circle, Aledo TX 76008

WITNESSETH:

That GRANTOR, for no monetary consideration to GRANTOR in hand paid, does by these presents convey to GRANTOR'S children ERIC G. MELDRUM, a married person; NATALIE L. SEIDLER, a married person; as joint tenants with full right of survivorship and not as tenants in common, the survivor of them, their heirs, successors and assigns, forever, **effective upon Grantor's Death**, all of GRANTOR'S interest in and to that certain real property located in Eureka County, Nevada, more particularly described as follows, to-wit:

111 S Main Street, Eureka NV
Parcel Number 001-125-03

7800 square feet Lot 1-3 Block 24
Created from split of Parcel # 001-125-01

This Deed is revocable.

This Deed is authorized by NRS 111.109 which provides that even though recorded, this Deed becomes effective only upon the death of the Grantor. 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 NRS 111.109 (1) regardless of whether the prior deeds failed to convey the Grantor's entire interest in the same real property.

This Deed is void if before the death of the Grantor, the Grantor records a revocation of deed in substantially language set out in NRS 111.109 (7).

This Deed is void if the Grantor who created this Deed transfer Grantor's interest in the real property to another person during the Grantor's lifetime.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging and in any manner appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises and all interest of Grantor therein, together with the appurtenances, unto the said Grantee in the manner above set forth; provided, however, that this conveyance is subject to: (1) general, special and supplemental county taxes and assessments for the current fiscal year; (2) any covenants, conditions, restrictions, exceptions, easements, rights-of-way, rights and reservations of record; and (3) any reservations of record for minerals, oil, gas, petroleum, hydrocarbon substances, coal, sand, gravel, building stone, geothermal resources and other substances.

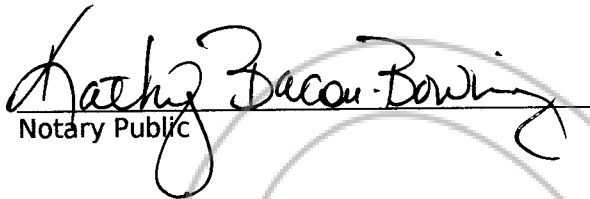
IN WITNESS WHEREOF, the Grantor caused this instrument to be executed the day and year in this instrument first above written.

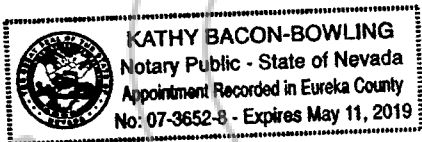

DONALD G. MELDRUM


PATRICIA L. MELDRUM

STATE OF NEVADA)
 : SS.
COUNTY OF ~~HUMBOLDT~~)
 Eureka

On Sept. 7th 2017, this Instrument was acknowledged before me by Donald G. Meldrum & Patricia L. Meldrum


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 111N 001-125-03
 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
 Other RV Park

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property \$ 30,340.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section #10
 b. Explain Reason for Exemption: DEED UPON DEATH

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 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 DONALD WELDRUM Capacity OWNER
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: DONALD WELDRUM
 Address: 151 S. MAIN ST.
 City: EUREKA
 State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: _____
 Address: _____
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____