

EUREKA COUNTY, NV

2017-234130

Rec \$35 00

Total \$35 00

11/27/2017 09:08 AM

ROBERT J WINES

Pgs=5

APN: 004-400-03

Recording Requested By:

Name: Robert J. Wines, Prof. Corp.

Address: 687 6th Street, Suite 1

City, State, Zip: Elko, NV 89801

Send Tax Statement To:

Name: Sherry Ashcroft

Address: 901 Dunphy Ranch Road

City, State, Zip: Battle Mountain, NV 89820



00000398201702341300050051

LISA HOEHNE, RECORDER

Affidavit Terminating Community Property Joint Tenancy

(Title of Document)

Please complete the cover page, check one of the following and sign below.

☐ I the undersigned hereby affirm that this document submitted for recording does not contain a social security number.

OR

☒ I the undersigned hereby affirm that this document submitted for recording contains a social security number of a person as required by law:

440.380.1a; 111.721

ROBERT J. WINES

Attorney

Title

APN: 004-400-03

Send Tax Bill to:

Sherry Ashcroft
901 Dunphy Ranch Road
Battle Mountain, NV 89820

AFFIDAVIT TERMINATING COMMUNITY PROPERTY JOINT TENANCY

STATE OF NEVADA)
 : ss.
COUNTY OF ELKO)

SHERRY ASHCROFT, being first duly sworn, deposes and says:

That Affiant is one of the surviving parties named in that certain Deed, dated November 18, 1996, wherein JOHN N. DAVIS and JOANNA D. DAVIS, Co-Trustees of the JOHN N. DAVIS FAMILY TRUST, Grantors, granted to DEAN ASHCROFT and SHERRY ASHCROFT, husband and wife, as community property with right of survivorship, Grantees; conveying those certain lots, pieces or parcels of land situate in the County of Eureka, State of Nevada, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH any and all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditament and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO all conditions, covenants, easements, exceptions, reservations, restrictions, and rights of way of record.

That said Deed was recorded on December 13, 1996, in Book 304, Page 049, as Document No. 165370, Official Records, Eureka County Nevada Recorder's Office.

That the said DEAN ASHCROFT, one of the parties named in the aforesaid Deed, died in the County of Canyon, State of Idaho, on December 25, 2016, and is the identical person named as DELBERT DEAN ASHCROFT in that Certificate of Death, duly certified, attached hereto; that said certified copy of Certificate of Death is hereby referred to and by such reference is incorporated into this paragraph as though herein fully set forth.

FURTHER AFFIANT SAITH NOT.

Sherry Ashcroft
SHERRY ASHCROFT

SUBSCRIBED AND SWORN TO
before me, by SHERRY ASHCROFT
this 14th day of November, 2017.

Robert J. Wines
NOTARY PUBLIC
Commission Expires 3/17/21

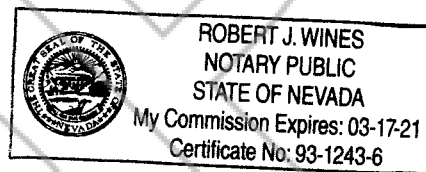


EXHIBIT "A"

A parcel of land located in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, and the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, TOWNSHIP 33 NORTH, RANGE 48 EAST, M.D.B.&M., Eureka County, Nevada, more particularly described as follows:

COMMENCING the Southeast Corner of said Section 26, thence North 4°31'30" West, 4,051.65 feet to the Corner No. 1, the true point of beginning, being on the northerly right-of-way of U.S. Highway 40;

THENCE from a tangent bearing North 76°55'52" East, on a curve to the right with a radius of 3,112.00 feet, through a central angle of 7°11'34", for an arc length of 390.6,7 feet along the said northerly right-of-way of U.S. Highway 40 to Corner No. 2;

THENCE North 5°52'34" West, 25.00 feet to Corner No. 3;

THENCE South 80°31'39" West, 421.78 feet to Corner No. 4;

THENCE South 13°04' 08" East, 250.00 feet to Corner No. 1, the point of beginning, as shown by the, parcel map for JOHN W. MARVEL and WILBURTA S. MARVEL, filed in the Office of the County Recorder, Eureka County, Nevada, on January 19, 1981, as File No. 78377.

EXCEPTING THEREFROM all the grantors right, title and interest in and to all oil, gas, coal and all other minerals of whatever kind and nature and all geothermal resources in any and every form located within, on or beneath the surface of said land as reserved by JOHN W. MARVEL and WILBURTA S. MARVEL, Husband and Wife, by deed recorded March 4, 1981, in Book 92, Page 24, Official Records, Eureka County, Nevada.

STATE OF IDAHO
CERTIFICATION OF VITAL RECORD

STATE OF IDAHO
IDAHO DEPARTMENT OF HEALTH AND WELFARE
BUREAU OF VITAL RECORDS AND HEALTH STATISTICS

CERTIFICATE OF DEATH

Date Filed DECEMBER 29, 2016

State File No. 2016-12937

DECEDENT - LEGAL NAME DELBERT DEAN ASHCROFT			
SEX MALE	SOCIAL SECURITY NUMBER [REDACTED]	AGE 74 YEARS	DATE OF BIRTH JANUARY 03, 1942
BIRTHPLACE SALINA, UTAH		PLACE OF RESIDENCE NAMPA, IDAHO	
MARITAL STATUS AT TIME OF DEATH MARRIED		NAME OF SURVIVING SPOUSE (If wife, maiden name) SHERRY BUELL	WAS DECEDENT EVER IN U.S. ARMED FORCES? NO
FATHER - NAME EMER LEROY ASHCROFT			BIRTHPLACE NEW MEXICO
MOTHER - MAIDEN NAME GRACE MOORE			BIRTHPLACE UTAH
METHOD OF DISPOSITION REMOVAL FROM STATE		FUNERAL SERVICE LICENSEE JOHN A. YRAGUEN	
NAME AND ADDRESS OF FUNERAL FACILITY NAMPA FUNERAL HOME - YRAGUEN CHAPEL, NAMPA, IDAHO			
DATE OF DEATH DEC. 25, 2016	TIME OF DEATH 6:32 P.M.	CITY, TOWN OR LOCATION OF DEATH NAMPA, IDAHO	COUNTY OF DEATH CANYON
CAUSE OF DEATH (underlying cause last) LUNG CANCER			Approximate Interval Between Onset and Death UNKNOWN
DUE TO (or as a consequence of) b			
DUE TO (or as a consequence of) c			
DUE TO (or as a consequence of) d			
OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH but not resulting in the underlying cause given above UNKNOWN			WAS AN AUTOPSY PERFORMED? NO
MANNER OF DEATH NATURAL	NAME OF CERTIFIER BRAD C. WROBEL, N.P.		TITLE A.P.R.N.
CORONER SUBSEQUENT CERTIFICATION IF NECESSARY			
EXTERNAL CAUSES ONLY			
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY	INJURY AT WORK?
LOCATION WHERE INJURY OCCURRED			
DESCRIPTION OF HOW INJURY OCCURRED			

This is a true and correct reproduction of the document officially registered and placed on file with the IDAHO BUREAU OF VITAL RECORDS AND HEALTH STATISTICS.

DATE ISSUED: DECEMBER 29, 2016

This copy not valid unless prepared on engraved border displaying state seal and signature of the Registrar

James B. Aydelotte
JAMES B. AYDELOTTE
STATE REGISTRAR

PRNCD001REV 11/15

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

