

APN: 004-400-03

Send Tax Bill to:

Sherry Ashcroft
901 Dunphy Ranch Road
Battle Mountain, NV 89820

EUREKA COUNTY, NV

\$35.00

Total \$35.00

ROBERT J WINES

2017-234131

11/27/2017 09:10 AM

Pgs=4



00000399201702341310040042

LISA HOEHNE, RECORDER

E10

DEED EFFECTIVE UPON DEATH

I, SHERRY ASHCROFT, a widow, Grantor, do hereby convey to CARYNN CONDER, a married woman, as her sole and separate property, and ANNESA ASHCROFT, an unmarried woman, as joint tenants with right of survivorship, Grantees, effective upon the death of the Grantor SHERRY ASHCROFT, all right, title and interest in the real property located in the County of Eureka, State of Nevada, and more particularly described as:

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 390.67 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.

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.

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 person by: (1) an unconditional deed conveying the property to herself; 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 Grantees.

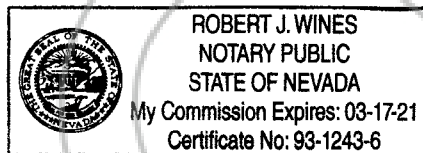
///

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

Sherry Ashcroft
SHERRY ASHCROFT

STATE OF NEVADA)
 : ss.
COUNTY OF ELKO)

On this 14th day of November, 2017, before me, ROBERT J. WINES, personally appeared SHERRY ASHCROFT, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that she executed it.



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

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 004-400-03
b)
c)
d)

2. Type of Property:

a) <input type="checkbox"/>	Vacant Land	b) <input checked="" 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'l/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 of Grantor

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 Sherry Ashcroft Capacity Attorney
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Sherry Ashcroft
Address: 901 Dunphy Ranch Road
City: Battle Mountain
State: NV Zip: 89820

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Sherry Ashcroft, et.al.
Address: 901 Dunphy Ranch Road
City: Battle Mountain
State: NV Zip: 89820

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

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)