

APN: 001-096-05; 001-096-07

**Mailing Address of Grantee or Other Person Requesting Recording:**

Wilson | Barrows | Salyer | Jones  
442 Court Street  
Elko, Nevada 89801

**Mail Tax Statements to:**

N/A

EUREKA COUNTY, NV

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=5

WILSON BARROWS SALYER JONES

LISA HOEHNE, RECORDER

**2018-236254**

**10/17/2018 03:32 PM**

E10

**Social Security Number Affirmation Statement:**

☒ In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does not contain personal information, including full social security number of any person;

**-OR-**

☐ In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does contain personal information, including full social security number of a person.

Shay West

Legal Secretary

**Name**

**Title**

**Signature**

**Title of Document Recorded:**

**Deed Upon Death**

**WILSON | BARROWS | SALYER | JONES**

442 Court Street | Elko, Nevada 89801 | 775.738.7271

## Deed Upon Death

FOR VALUE RECEIVED, effective upon the death of the last surviving Grantor as hereinafter provided, the undersigned Grantor hereby grants, bargains and sells the following property in the County of Eureka, State of Nevada, to the following Beneficiaries:

**Grantor:** George W. Brown, an unmarried man

**Beneficiary No. 1:** John W. Brown

**Beneficiary No. 2:** Phillip R. Brown

**Taking title as:** As equal tenants in common, each as to their respective undivided interest, as their respective sole and separate property

**Estate conveyed:** Fee simple

**Legal description of property conveyed:**

(See Exhibit A attached hereto)

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.

**Effective Date:** This Deed Upon Death is made pursuant to the Nevada Uniform Real Property Transfer on Death Act. This Deed does not become effective unless and until the death of the last living Grantor while still owning any right, title and interest in the property conveyed.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR(S). THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR(S) WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO THE NEVADA UNIFORM REAL PROPERTY TRANSFER ON DEATH ACT, REGARDLESS OF WHETHER THE

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442 Court Street | Elko, Nevada 89801 | 775.738.7271

Page 1 of 3

PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR(S) IN THE SAME REAL PROPERTY.

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

**Special Provisions:**

1. The effectiveness of this Deed may be established by the recordation of an of Death of Grantor Affidavit with a certified copy of the Death Certificate of the last living Grantor while still owning any right, title and interest in the property conveyed.
2. This Deed may be revoked at any time by the Grantor(s). The revocation is valid only if executed and recorded as provided by law in the office of the county recorder of the county in which the property is located before the death of the Grantor(s) who executes the revocation.
3. If: (A) Grantor(s) revokes this Deed during lifetime of Grantor(s) by: (1) an unconditional deed conveying the property to Grantor(s); or (2) a written revocation referring to this Deed; or (B) all persons constituting Grantor(s) transfers all right, title and interest in the property to another person during the lifetime of Grantor(s); or (C) all persons constituting Beneficiary die before the death of the last living Grantor(s), this Deed shall become void on the occurrence of any such event.
4. If a Grantor(s) executes and records more than one deed concerning the same real property, the deed that is last recorded before the death of the owner is the effective deed.
5. A deed created pursuant to the Nevada Uniform Real Property Transfer on Death Act is valid only if executed and recorded as provided by law in the office of the county recorder of the county in which the property is located before the death of the Grantor.
6. The Nevada Uniform Real Property Transfer on Death Act, as amended from time to time, is hereby incorporated into this Deed by this reference and shall prevail over any inconsistent provision herein.

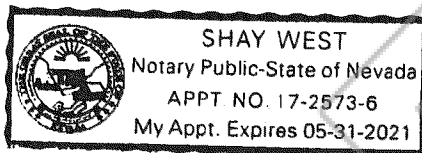
GRANTOR:

DATED: October 17, 2018

George W. Brown  
GEORGE W. BROWN

STATE OF NEVADA,     )  
                                  ) ss.  
COUNTY OF ELKO.     )

This instrument was acknowledged before me on October 17, 2018, by  
George W. Brown.



Shay West  
NOTARY PUBLIC

18090591sw.wpd  
September 25, 2018

## Exhibit A

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

### PARCEL 1:

A portion of Lot 3, in Block 55 as follows;

Beginning at the SW corner of Lot 3, in Block 55;

Thence North  $11^{\circ}43'$  West, a distance of 41.40 feet to a point on the west sideline of Lot 3;

Thence North  $78^{\circ}17'$  East, a distance of 82.39 feet to a point on the westerly highway r/w line;

Thence South  $28^{\circ}24'50''$  West, a distance of 54.04 feet to a point on the south sideline of Lot 3;

Thence South  $78^{\circ}17'$  West, a distance of 47.69 feet to the SW corner of Lot 3, the place of beginning.

And

Lots 4, 5 and 6 in Block 55 of the Town of Eureka, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada.

### PARCEL 2:

Lot 1 in Block 55 of the Town of Eureka, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada.

EXCEPTING THEREFROM all that portion of said land as conveyed to Eureka County, Nevada by deed recorded May 28, 1992 in Book 234, Page 524, Official Records of Eureka County, Nevada.

### PARCEL 3:

A portion of Lot 2, in Block 55 as follows:

Beginning at the southeast corner of said Lot 2, proceed South  $50^{\circ}47'$  West, a distance of 25.84 feet;

Thence North  $19^{\circ}29'15''$  West, a distance of 70.99 feet;

Thence North  $88^{\circ}41'$  West, a distance of 27.05 feet;

Thence South  $18^{\circ}26'$  East, a distance of 52.67 feet to the true point of beginning.



# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 001-096-05  
b) 001-096-07  
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:

	<u>\$ 0.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ 0.00</u>
Transfer Tax Value:	<u>\$ 0.00</u>
Real Property Transfer Tax Due:	<u>\$ 0.00</u>

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 10  
b. Explain Reason for Exemption: A conveyance of real property by deed which becomes effective upon the death of the grantor.

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 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 M. Salyer Capacity Attorney  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: George W. Brown  
Address: PO Box 832  
City: Eureka  
State: NV Zip: 89316

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: John R. Brown, et al  
Address: PO Box 471  
City: Eureka  
State: NV Zip: 89316

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Wilson Barrows Salyer Jones Escrow # \_\_\_\_\_  
Address: 442 Court Street  
City: Elko State: Nevada Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)