

APN: 002-033-30

Send Tax Bill to:

Dennis L. Frey  
277 2<sup>nd</sup> Street  
Crescent Valley, NV 89821

EUREKA COUNTY, NV

RPTT:\$0.00 Rec:\$37.00

\$37.00 Pgs=3

**2020-240351**

**04/01/2020 08:44 AM**

ROBERT J. WINES, PROF. CORP.

LISA HOEHNE, CLERK RECORDER

E10

**DEED EFFECTIVE UPON DEATH**

I, DENNIS L. FREY, an unmarried man, Grantor, do hereby convey to MARY ALICE GARCIA, for the remainder of her life, a life estate in and to the property hereinafter described, Party of the Second Part, and upon her death, to DENNIS L. FREY, JR., as his sole and separate property, DANIEL ALLEN FREY, as his sole and separate property, and CLINT ALLEN FREY, as his sole and separate property, all as joint tenants with right of survivorship, and not as tenants in common, effective upon the death of the survivor of Grantor and MARY ALICE GARCIA, all right, title and interest in the real property located in the County of Eureka, State of Nevada, and more particularly described as:

Lot 7, Block 13 CRESCENT VALLEY RANCH & FARMS UNIT #1.

TOGETHER WITH any and all buildings and improvements situate thereon, including that certain 1980 Guerdon Van Dyke Manufactured Home, SN: GDV0ID30803402, 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.

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**SPECIAL PROVISIONS:**

1. The effectiveness of this Deed may be established by the recordation of an Affidavit of Death of Grantor or recordation of an Affidavit of Death of Life Tenant, with a certified copy of the Death Certificate of Deceased Grantor or Life Tenant, 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 Life Tenant designated herein, and thereafter, 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 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 Grantees in the interests described hereinabove.

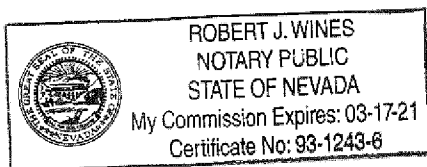
**IN WITNESS WHEREOF**, the said Grantor has hereunto set his hand as of the day and year first hereinabove written.

  
DENNIS L. FREY

{NOTARY ON FOLLOWING PAGE}

STATE OF NEVADA       )  
                                      : ss.  
COUNTY OF ELKO       )

On this 29<sup>th</sup> day of October, 2019, before me, ROBERT J. WINES, a Notary Public, personally appeared, DENNIS L. FREY, 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 he executed it.



  
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NOTARY PUBLIC  
Commission Expires 3/17/21