

**APN(s): 007-200-08, 007-200-33,
007-200-42, 007-200-70, and
007-240-02**

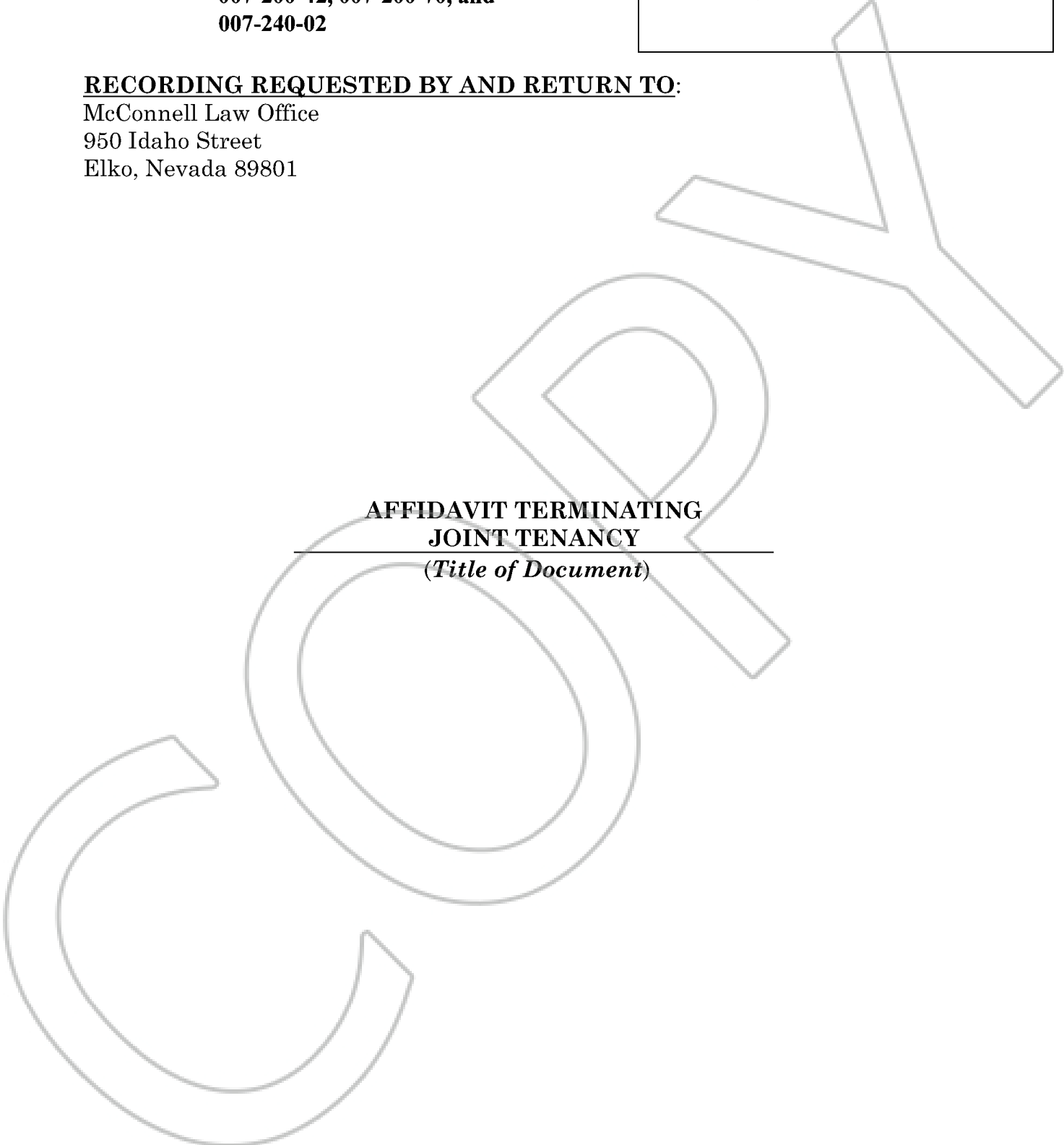
EUREKA COUNTY, NV	2021-244783
RPTT:\$0.00 Rec:\$37.00	
\$37.00 Pgs=8	05/10/2021 01:28 PM
MCCONNELL LAW OFFICE	
LISA HOEHNE, CLERK RECORDER	E04

RECORDING REQUESTED BY AND RETURN TO:

McConnell Law Office
950 Idaho Street
Elko, Nevada 89801

**AFFIDAVIT TERMINATING
JOINT TENANCY**

(Title of Document)



APN(s): 007-200-08, 007-200-33,
007-200-42, 007-200-70, and
007-240-02

When recorded return to:

McConnell Law Office
950 Idaho Street
Elko, Nevada 89801

Mail Tax Statements to:

Patti Benson
P.O. Box 158
Eureka, Nevada 89316

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

AFFIDAVIT TERMINATING JOINT TENANCY
and
COMMUNITY PROPERTY INTEREST
(N.R.S. 111.365)

PATTI E. BENSON ("Affiant"), being first duly sworn, according to law, deposes and says:

1. That Affiant is the surviving spouse of **KENNETH F. BENSON**, deceased, who passed away on December 15, 2020, in the County of Eureka, State of Nevada, hereinafter referred to as "Decedent." That a certified copy of the death certificate of said Decedent is attached hereto as Exhibit "C" and made a part hereof.

2. That said Decedent and Affiant acquired the real property as further described on Exhibit "A" attached hereto as joint tenants with rights of survivorship, and not as tenants in common, by that certain Deed, recorded in Book 422, on Page 290, as Document No. 93322, on May 8, 1984, in the Office of the County Recorder, Eureka County, Nevada.

3. That said Decedent and Affiant acquired the real property as further described on Exhibit "B" attached hereto as community property with rights of survivorship, and not as tenants in common, by that certain Deed, recorded in Book 600, on Page 73, as Document No. 232732, on March 27, 2017, in the Office of the County Recorder, Eureka County, Nevada.

4. That Affiant makes this affidavit for recording and for the purpose of terminating all right, title, interest and estate of the Decedent as the deceased joint tenant and holder of community property interest in and to the property further described on Exhibits "A" and "B," attached hereto and made a part hereof by this reference, and vesting title thereto solely in **PATTI E. BENSON**, as the surviving joint tenant and community property interest holder under the above-described deeds.

DATED this 4th day of Mayh, 2021 .

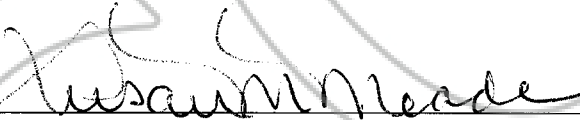
AFFIANT:



PATTI E. BENSON

STATE OF NEVADA)
) ss
COUNTY OF ELKO)

On May 4, 2021, personally appeared before me, a Notary Public, **PATTI E. BENSON**, personally known to me, or proven to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the above instrument who acknowledged that she executed said instrument.



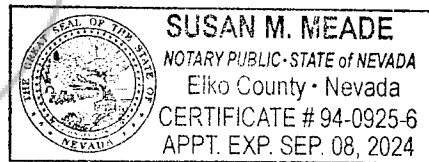
NOTARY PUBLIC

EXHIBIT "A"

A parcel of land located in the NE $\frac{1}{4}$ of Section 4, Township 21 North, Range 53 East, MDB&M, more particularly described as follows:

Beginning at the Northeast corner of said Section 4, being Corner No. 1;
thence S. 88°11'36" W., 150.00 feet along the North line of said Section 4 to Corner No. 2;
thence S. 0°10'00" W., 650.00 feet to Corner No. 3;
thence S. 20°06'58" E., 432.45 feet to a point on the East line of said Section 4, being Corner No. 4;
thence N. 0°10'00" E., 1060.80 feet along the said East line of Section 4 to Corner No. 1, the point of beginning.

TOGETHER WITH any improvements situate thereon.

EXCEPTING AND RESERVING THEREFROM all water rights used in conjunction with the property, together with the right reserved in the Grantors to apply for and change the place of use of the same.

RESERVING THEREFROM all right, title and interest in and to all oil, gas, and minerals of every kind and nature whatsoever existing as a part of, upon, beneath the surface of, or within said lands, including the right to use and destroy so much of the surface of, or within said lands, as may be reasonably necessary according to good mining practice in prospecting for, in locating, developing, producing and transporting such oil, gas, or minerals and any of their by-products, subject to the payment of damages to the surface owner.

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.

APN: 007-200-08

Lots 1 & 2; S $\frac{1}{4}$ NE $\frac{1}{4}$ Section 2, Township 21 North, Range 53 East, M.D.B.&M. (162.79 acres more or less).

Together with water rights Application Number (Permit Number) 22922 (7875); 36321 (10136); 36322 (10137).

APN: 007-200-70

E $\frac{1}{2}$ Section 11, Township 21 North, Range 53 East, M.D.B.&M. (320 acres more or less).

Together with water rights Application Number (Permit Number) 7767. (None); 21428 (6722).

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof.

TOGETHER WITH: All Grantor's right, title or interest in any and all water and water rights applied for, appropriated for, appurtenant to or decreed to said lands, or any portion thereof; all applications, proofs, permits, maps and certificates relating to such water and water rights; all licenses, easements, structures and devices incidental to, used or relating to the utilizations of such water and water rights and applying such water and water rights to beneficial use; and, for the repair, cleaning, replacement and maintenance of any or all of such facilities and improvements by the use of modern equipment and methods and for access thereto; including but not limited to water and water rights appurtenant to said lands or any portion thereof under Application (Permit Numbers) as set forth above.

TOGETHER WITH any and all rights, privileges, preferences, licenses, leases and permits to graze livestock upon lands administered by the United States Department of Agriculture, Forest Service, or the Bureau of Land Management based upon, appurtenant to or used in connection with the real property or any portion thereof.

SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

APN: 007-240-02

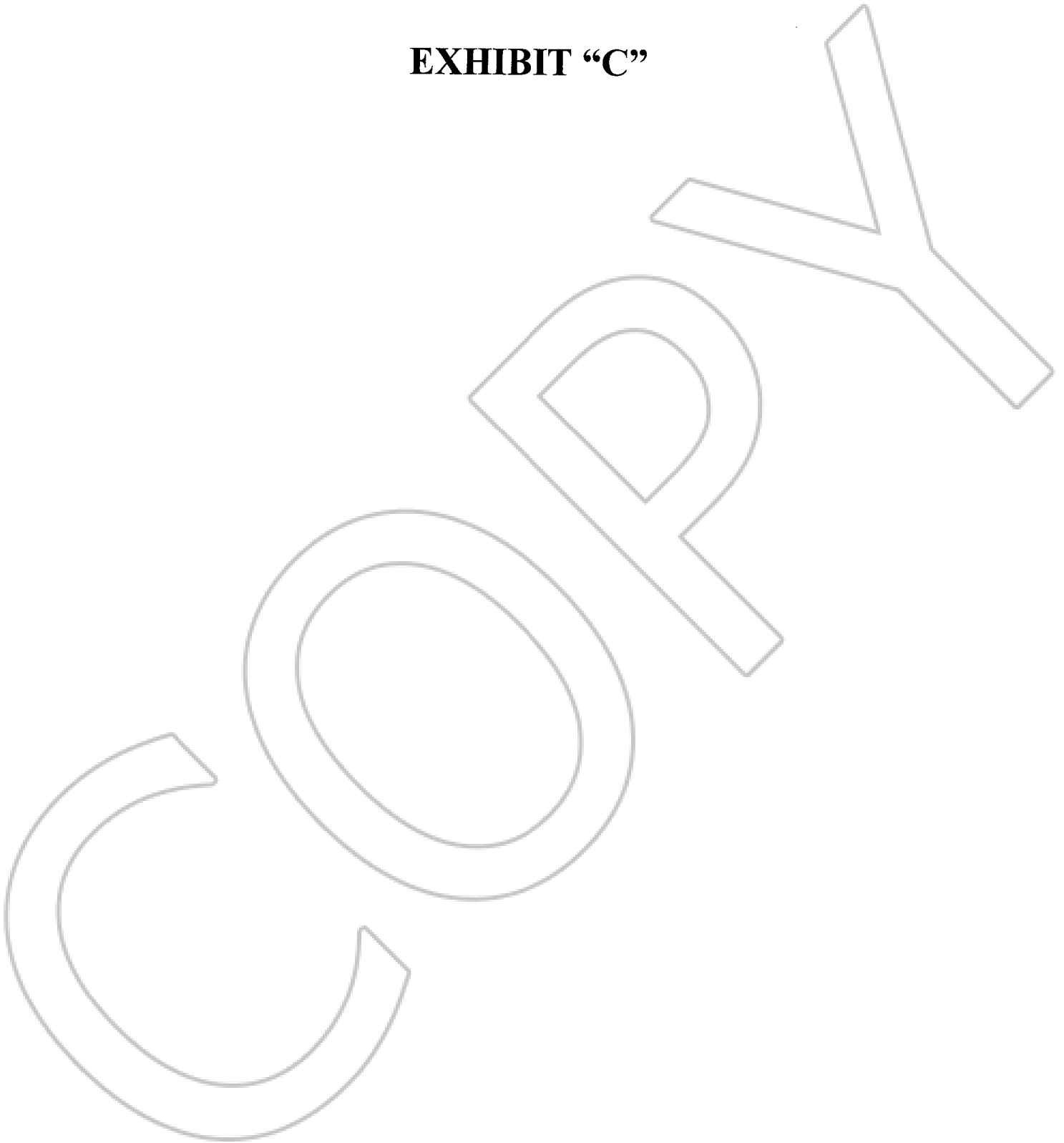
This metes and bounds description was last recorded on May 20, 1996, at Book 295 Page 003 as File # 161910 of the Official Records of the Eureka County Recorder, Eureka County, Nevada.

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof.

SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

EXHIBIT "C"



STATE OF NEVADA
CERTIFICATION OF VITAL RECORD

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC AND BEHAVIORAL HEALTH
VITAL STATISTICS

CASE FILE NO. 4184822

CERTIFICATE OF DEATH

2020028664
STATE FILE NUMBER

TYPE OR PRINT IN PERMANENT BLACK INK	1a. DECEASED-NAME (FIRST,MIDDLE,LAST,SUFFIX) Kenneth Frans BENSON		2. DATE OF DEATH (Mo/Day/Year) December 15, 2020		3a. COUNTY OF DEATH Eureka	
	3b. CITY, TOWN, OR LOCATION OF DEATH Eureka		3c. HOSPITAL OR OTHER INSTITUTION-Name(If not either, give street and number) 710 11th Street		3e. If Hosp. or Inst. indicate DOA,OP/Emer. Rm. Inpatient(Specify) Home	
DECEDENT	5. RACE (Specify) White		6. Hispanic Origin? Specify No = Non-Hispanic		7a. AGE-Last birthday (Years) 71	
	7b. UNDER 1 YEAR MOS DAYS		7c. UNDER 1 DAY HOURS MINS		8. DATE OF BIRTH (Mo/Day/Yr) May 08, 1949	
IF DEATH OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS	9a. STATE OF BIRTH (If not US/CA, name country) Nevada		9b. CITIZEN OF WHAT COUNTRY United States		10. EDUCATION 16	
	11. MARITAL STATUS (Specify) Married		12. SURVIVING SPOUSE'S NAME (Last name prior to first marriage) Patti Ellen RAND			
PARENTS	13. SOCIAL SECURITY NUMBER		14a. USUAL OCCUPATION (Give Kind of Work Done During Most of)		14b. KIND OF BUSINESS OR INDUSTRY	
	15a. RESIDENCE - STATE Nevada		15b. COUNTY Eureka		15c. CITY, TOWN OR LOCATION Eureka	
PROPOSITION	16. FATHER/PARENT - NAME (First, Middle, Last Suffix) Frans Emil BENSON		17. MOTHER/PARENT - NAME (First, Middle, Last Suffix) Eleanor Gertrude SMILEY			
	18a. INFORMANT- NAME (Type or Print) Patti Ellen BENSON		18b. MAILING ADDRESS (Street or R.F.D. No. City or Town, State, Zip) P.O. Box 158 Eureka, Nevada 89316			
TRADE CALL	19a. BURIAL, CREMATION, REMOVAL, OTHER (Specify) Cremation		19b. CEMETERY OR CREMATORY - NAME Sunset Crematory		19c. LOCATION City or Town State Elko Nevada 89803	
	20a. FUNERAL DIRECTOR - SIGNATURE (Or Person Acting as Such) JASON MUTH SIGNATURE AUTHENTICATED		20b. FUNERAL DIRECTOR LICENSE NUMBER FD298		20c. NAME AND ADDRESS OF FACILITY Burns Funeral Home PO BOX 689 Elko NV 89803	
CERTIFIER	21a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated.(Signature & Title)		22a. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature & Title) TYLER S THOMAS SIGNATURE AUTHENTICATED			
	21b. DATE SIGNED (Mo/Day/Yr)		21c. HOUR OF DEATH		22b. DATE SIGNED (Mo/Day/Yr) December 18, 2020	
REGISTRAR	21d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)		22c. HOUR OF DEATH 16:58		22d. PRONOUNCED DEAD (Mo/Day/Yr) December 15, 2020	
	23a. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, ATTENDING PHYSICIAN, MEDICAL EXAMINER, OR CORONER) (Type or Print) Tyler S Thomas PO Box 736 Eureka, NV 89316		23b. LICENSE NUMBER			
CAUSE OF DEATH	24a. REGISTRAR (Signature) WESLEY T STOREY SIGNATURE AUTHENTICATED		24b. DATE RECEIVED BY REGISTRAR (Mo/Day/Yr) December 21, 2020		24c. DEATH DUE TO COMMUNICABLE DISEASE YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
	25. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c).)					
CONDITIONS IF ANY WHICH GAVE RISE TO IMMEDIATE CAUSE STATING THE UNDERLYING CAUSE LAST	PART I (a) Cardiac Arrest		Interval between onset and death			
	(b) Congestive Heart Failure		Interval between onset and death			
(c) Unknown Epidemiology		Interval between onset and death				
(d)		Interval between onset and death				
PART II OTHER SIGNIFICANT CONDITIONS-Conditions contributing to death but not resulting in the underlying cause given in Part I.				26. AUTOPSY (Specify Yes or No) No		
28a. ACC., SUICIDE, HOM., UNDET. OR PENDING INVEST. (Specify)		28b. DATE OF INJURY (Mo/Day/Yr)		28c. HOUR OF INJURY		
28e. INJURY AT WORK (Specify Yes or No)		28f. PLACE OF INJURY- At home, farm, street, factory, office building, etc. (Specify)		28d. DESCRIBE HOW INJURY OCCURRED		
28g. LOCATION		STREET OR R.F.D. No.		CITY OR TOWN STATE		

000845598



CERTIFIED COPY OF VITAL RECORDS

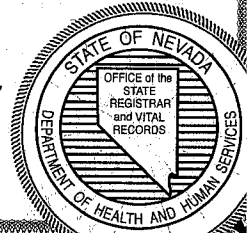
This is a true and exact reproduction of the document officially registered and placed on file in the office of the State Registrar and Vital Records

DATE ISSUED: **DEC 30 2020**

This copy is not valid unless prepared on engraved border displaying date, seal and signature of Registrar.



Jonny Stewart
STATE REGISTRAR
Administrator



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 007-200-08, 007-200-33,
 b. 007-200-42, 007-200-70, and
 c. 007-240-02
 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

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3.a. Total Value/Sales Price of Property	\$	<u>629,012.00</u>
b. Deed in Lieu of Foreclosure Only (value of property (_____)		<u>0.00</u>
c. Transfer Tax Value:	\$	<u>629,012.00</u>
d. Real Property Transfer Tax Due	\$	<u>0.00</u>

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 4
 b. Explain Reason for Exemption: A transfer of title without consideration from one joint tenant/tenant in common to one or more remaining joint tenants/tenants in common

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 Katie McFerson Capacity: Agent

Signature Katie McFerson Capacity: Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: KENNETH F. BENSON
 Address: P.O. Box 158
 City: Eureka
 State: Nevada Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: PATTI E. BENSON
 Address: P.O. Box 158
 City: Eureka
 State: Nevada Zip: 89316

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: MCCONNELL LAW OFFICE
 Address: 950 IDAHO STREET
 City: ELKO

Escrow # _____
 State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED