

EUREKA COUNTY, NV

2023-249751

RPTT:\$0.00 Rec:\$37.00

\$37.00 Pgs=4

01/20/2023 01:04 PM

MCCONNELL LAW OFFICE

KATHERINE J. BOWLING, CLERK RECORDER E10

APN: 001-093-04

RECORDING REQUESTED BY AND RETURN TO:

McConnell Law Office
950 Idaho Street
Elko, Nevada 89801

Send tax statements to:

Fred and Devanie Etchegaray
61 N. Edwards Street
Eureka, Nevada 89316

DEED EFFECTIVE UPON DEATH

(Title of Document)

APN: 001-093-04

Send tax statements to:

Fred and Devanie Etchegaray
61 N. Edwards Street
Eureka, Nevada 89316

When recorded return to:

McConnell Law Office
950 Idaho Street
Elko, NV 89801

Pursuant to NRS 239B.030, this document DOES NOT contain the Social Security number of any person or persons.

DEED EFFECTIVE UPON DEATH

We, **FREDERICK L. ETCHEGARAY** (aka **FREDERICK ETCHEGARAY**) and **DEVANIE ETCHEGARAY**, husband and wife, as Grantors, do hereby convey to **ELSIE A. ETCHEGARAY**, as her sole and separate property, and **DYLAN T. ETCHEGARAY**, as his sole and separate property, as Grantees, as joint tenants with rights of survivorship, effective on the death of the last Grantor, all of our right, title and interest in and to the real property located in the County of Eureka, State of Nevada, and more particularly described on Exhibit "A" attached hereto, made a part hereof and incorporated herein by this reference.

SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights, and rights of way of record.

TOGETHER WITH all improvements situate thereon.

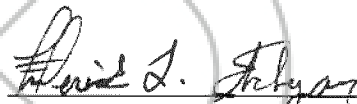
TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

UPON THE DEATH OF THE LAST GRANTOR, TO HAVE AND TO HOLD, the described premises to the Grantees, and to the heirs, successors and assigns of the survivor, forever.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTORS. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTORS WHICH CONVEY THE SAME REAL PROPERTY, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTORS IN THE SAME REAL PROPERTY.

SIGNED this 12 day of January, 2023.

GRANTORS:



**FREDERICK L. ETCHEGARAY (aka
FREDERICK ETCHEGARAY)**



DEVANIE ETCHEGARAY

STATE OF NEVADA
COUNTY OF Eureka

On this 12 day of January, 2023, before me, a notary public, personally appeared **FREDERICK L. ETCHEGARAY (aka FREDERICK ETCHEGARAY)** and **DEVANIE ETCHEGARAY**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it.


NOTARY PUBLIC

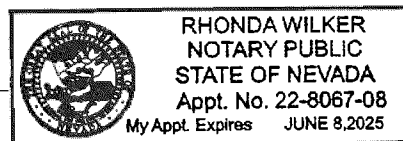


EXHIBIT "A"

All that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particular described as follows:

APN: 001-093-04

All of Lots Seven and Eight in Block Fifty-Seven together with the House located thereon.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 001-093-04
b. _____
c. _____
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

\$ 71,014.00

b. Deed in Lieu of Foreclosure Only (value of property (0.00)

c. Transfer Tax Value: \$ 0.00

d. 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: A conveyance of real property by deed which becomes effective upon the death of the grantor pursuant to NRS 111.109.

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 Howe McConnell Capacity: AGENT

KATIE HOWE MCCONNELL

Signature Katie Howe McConnell Capacity: AGENT

KATIE HOWE MCCONNELL

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Frederick L. & Devanie Etchegaray

Address: 61 N. Edwards Street

City: Eureka

State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Elsie A. & Dylan T. Etchegaray

Address: 61 N. Edwards Street

City: Eureka

State: NV Zip: 89316

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

Print Name: MCCONNELL LAW OFFICE

Escrow # _____

Address: 950 IDAHO STREET

City: ELKO

State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED