

APN: 004-370-24

Mailing Address of Grantee or Other Person Requesting Recording:

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

Mail Tax Statements to:

Barbara Johnson
P.O. Box 626
Carlin, NV 89822

EUREKA COUNTY, NV
RPTT:\$0.00 Rec:\$37.00
\$37.00 Pgs=4

2023-249757

01/27/2023 11:37 AM

WILSON BARROWS SALYER JONES

KATHERINE J. BOWLING, CLERK RECORDER 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.

Benjamin J. Espinoza

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 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: Barbara Johnson, a married women, conveying her pre-marital, sole and separate property

Beneficiary No. 1: The Governing Board of SPCA of Northern Nevada, Reno, Nevada;

Beneficiary No. 2: The Governing Board of St. Jude Children's Research Hospital, Memphis, Tennessee; and

Beneficiary No. 3: The Governing Board of Shriners Children's Hospital of Salt Lake City, Utah.

Taking Title As: An undivided equal interest to each Beneficiary as tenants in common, and to their respective successors and assigns; *provided however*, that the share of any Beneficiary that does not accept this donation shall lapse.

Legal description of Property conveyed:

Township 32. North, Range 51 east, M.D.B.&M.

Section 28: SE $\frac{1}{4}$ SW $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ containing 60 acres

TOGETHER WITH any and all other real property, and any right, title and interest therein, that Grantor now owns, or hereafter acquires, which is located anywhere within the State of Nevada.

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. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO THE NEVADA UNIFORM REAL PROPERTY TRANSFER ON DEATH ACT, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE Grantor 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. 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 who executes the revocation.
3. If: (A) Grantor revokes this Deed during lifetime of Grantor by: (1) an unconditional deed conveying the property to Grantor; or (2) a written revocation referring to this Deed; or (B) all persons constituting Grantor transfers all right, title and interest in the property to another person during the lifetime of Grantor; or (C) all persons constituting Beneficiary die before the death of the last living Grantor, this Deed shall become void on the occurrence of any such event.
4. If a Grantor 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.

Revocation of Prior Deed This deed revokes that certain deed entitled "Deed Upon Death" dated October 27, 2016, recorded on November 1, 2016 in the Office of the Eureka County Recorder, Eureka, Nevada as Doc# 232164.

GRANTOR:

DATED: 1/25/23

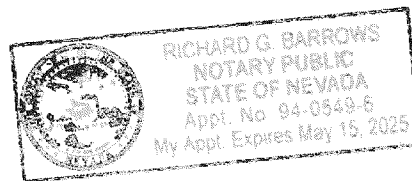
Barbara Johnson
Barbara Johnson

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

This instrument was acknowledged before me on January 25, 2023, by Barbara Johnson.

Richard G. Barrows
Notary Public

23010161rgb.wpd
January 18, 2023



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 004-370-24
 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 \$ 63,980
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

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 111.655 to 111.699. inclusive, and a Death of Grantor Affidavit recorded in the office of the county recorder pursuant to NRS 111.699

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 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 *Robert M. Salyer* Capacity: Attorney

Signature _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Barbara Johnson
 Address: P.O Box 626
 City: Carlin
 State: NV Zip: 89822

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: The Governing Board of SPCA of Northern Nevada, et al.
 Address: 4950 Spectrum Blvd.
 City: Reno
 State: NV Zip: 89512

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Wilson Barrows Salyer Jones Escrow # _____
 Address: 442 Court Street
 City: Elko State: Nevada Zip: 89801