

APN # 007-470-04

EUREKA COUNTY, NV
LAND-DUD
Rec: \$37.00
Total: \$37.00
ALICE V. RIGGINS

2023-249765
02/06/2023 09:52 AM
Pgs=3

Recording Requested By:

Name Alice V. Riggins

Address PO Box 111

City/State/Zip Eureka, NV 89312



00017581202302497650030037

E10

KATHERINE J. BOWLING, CLERK RECORDER

Deed Upon Death
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

APN #007-470-04
RECORDING REQUESTED
AND RETURN TO:
Name: Alice V. Riggins
Address: P.O. Box 111
City/State/Zip: Eureka, NV 89316

MAIL TAX STATEMENTS TO:
Name: Alice V. Riggins
Address: P.O. Box 111
City/State/Zip: Eureka, NV 89316

DEED UPON DEATH

I, Alice V. Riggins, hereby convey to son Thomas L. Riggins, a married man as his sole and separate property, effective upon my death, all the right, title, and interest of the undersigned in and to the real property situate in the County of Eureka, State of Nevada, commonly known as 599 3rd Street and further described as follows:

Parcel 2 of the Parcel Map for Conley Land & Livestock, LLC recorded February 6, 2014 as Document No. 226967, official records, Eureka County, Nevada;

Excepting therefrom all oil and gas reserved in the patents from the United States of America, recorded August 12, 1968 in Book 25, pages 273 and 274, official records, Eureka County, Nevada

Further excepting therefrom 50% of mineral rights as reserved by Wilbur E. Black and Marlene Black, Husband and Wife, in Deed recorded February 10, 1999 in Book 325, Page 409, official records, Eureka County, Nevada.

Together with all improvements, tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues, or profits thereof.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY WONERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR WHICH CONVEY THE SAME PROPERTY PURSUANT TO NRS 111.655 TO 111.699 INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR IN THE SAME PROPERTY.

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

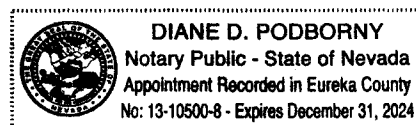
Date 2-6-23

Alice V. Riggins
Alice V. Riggins

STATE OF NEVADA)
County of Eureka) ss.

This document was acknowledged before me, a Notary Public, on this 6th day of February, 2023 by Alice V. Riggins.

Diane D. Podborny
Notary Public in and for said County and State



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 007-470-04
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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 203,273

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 10

b. Explain Reason for Exemption: Deed upon Death of grantor

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 Alice V. Riggins Capacity grantor

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Alice Riggins
Address: PO Box 111
City: Eureka
State: NV Zip: 89316

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____

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

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED