

APN: 001-171-15

RECORDING REQUESTED BY AND RETURN TO:

McConnell Law Office
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Elko, Nevada 89801

EUREKA COUNTY, NV **2023-249832**
RPTT:\$0.00 Rec:\$37.00
\$37.00 Pgs=5 **03/06/2023 08:45 AM**
MCCONNELL LAW OFFICE
KATHERINE J. BOWLING, CLERK RECORDER E10

DEED EFFECTIVE UPON DEATH

(Title of Document)

APN: 001-171-15

Send tax statements to:

Ronald & Kathryn Damele
P.O. Box 734
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, **RONALD D. DAMELE, JR.**, and **KATHRYN C. DAMELE**, husband and wife, as Grantors, do hereby convey to **EMMA GRACE DAMELE**, an unmarried woman as her sole and separate property, **PATRICK EDWARD DAMELE**, a married man as his sole and separate property, and **MICHAEL JOSEPH DAMELE**, an unmarried man has 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 3 day of March, 2023.

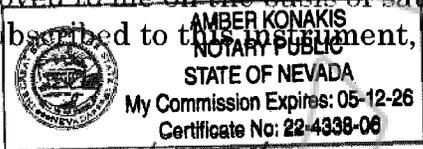
GRANTORS:

RDDJZ
RONALD D. DAMELE, JR.

Kathryn C Damele
KATHRYN C. DAMELE

STATE OF NEVADA
COUNTY OF ELKO

On this 3rd day of March, 2023, before me, a notary public, personally appeared **RONALD D. DAMELE, JR.**, and **KATHRYN C. DAMELE**, 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.



Amber Konakis
NOTARY PUBLIC

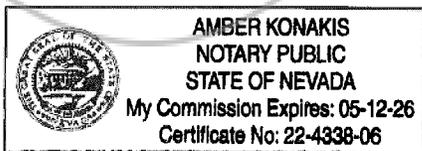


EXHIBIT "A"

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

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PARCEL 1

A parcel of land within the SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 24, Township 19 North, Range 53 East, MDB&M., and within the boundaries of the Townsite of Eureka, Nevada, as prepared by U.S. Department of Interior, General Land Office, and approved November 19, 1937, being a portion of Block 125, as shown on said plat and more particularly described as follows:

Beginning at the W $\frac{1}{4}$ section corner of said Section 24, as Corner No. 1;

Thence along the southerly boundary of said Block North 89°35'18" East, (formerly South 89°59' East), 250.00 feet to Corner No. 2;

Thence North 25°2 '27" East, 473.60 feet to Corner No. 3, also being Corner No. 6, of Survey No. 100B, Southern Cross Mill Site;

Thence along the boundary of said mill site North 44°42'10" West, (formerly North 44°30" West) 232.27 feet to Corner No. 4, along being Corner No. 7 of Survey No. 100B, Southern Cross Mill Site;

Thence along the southerly boundary of Block 104, South 70°02'50" West, (formerly South 70°20' West), 308.86 feet to the southwesterly corner of said Block 104, and also being a point on the west line of Section 24;

Thence along said Section South 0°01'00" East, 489.10 feet to Corner No. 1, the point of beginning.

EXCEPTING THEREFROM that portion of said land as conveyed to Donald D. Eldridge, et al, in Deed recorded May 22, 1996, in Book 297, Page 97, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM that portion of said land as conveyed to Eureka County, a political subdivision, in Deed recorded May 22, 1996, in Book 297, Page 100, Official Records, Eureka County, Nevada.

PARCEL 2

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All that certain real property situate within a portion of the Northwest ¼ of Section 24, Township 19 North, Range 53 East, MDB&M., further described as a portion of Parcel 1 as shown on that Parcel Map of Block 125, Records of the County of Eureka, State of Nevada, File No. 68317, more particularly described as follows:

Commencing at the West ¼ Corner of said Section 24;
Thence North 89°57'07" East, along the South line of the Northwest ¼ of said Section 24, a distance of 250.00 feet to the Southwest Corner of said Parcel 1, the true point of beginning;

Thence North 25°21'15" East, along the Westerly line of said Parcel 1, a distance of 328.90 feet;
Thence South 37°38'47" East, a distance of 53.32 feet;
Thence South 72°58'35" West, a distance of 64.31 feet;
Thence South 2°58'25" West, a distance of 236.41 feet to a point on the South line of aforesaid Northwest ¼ of Section 24;
Thence South 89°57'07" West, a distance of 99.65 feet to the true point of beginning.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 001-171-15
 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	\$	<u>192,464</u>
b. Deed in Lieu of Foreclosure Only (value of property (<u>0.00</u>)
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due	\$	<u>0.00</u>

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 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 Chapter 111.

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 [Signature] Capacity: AGENT
 KATIE HOWE MCCONNELL

Signature [Signature] Capacity: AGENT
 KATIE HOWE MCCONNELL

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ronald D. & Kathryn C. Damele
 Address: P.O. Box 734
 City: Eureka
 State: Nevada Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Emma Grace Damele et al
 Address: P.O. Box 734
 City: Eureka
 State: Nevada 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