

APN: 005-120-05

Mail Tax Statements to:

David Lee Eller
P.O. Box 582
East Helena, Montana 59635

When Recorded Return to:

GERBER LAW OFFICES, LLP
491 4th Street
Elko, Nevada 89801

EUREKA COUNTY, NV

2024-251913

Rec:\$37.00

\$37.00

Pgs=4

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STEWART TITLE ELKO

KATHERINE J. BOWLING, CLERK RECORDER

AFFIDAVIT TERMINATING JOINT TENANCY

I, the undersigned, hereby affirm that this document submitted for recording **does** contain a Social Security number of at least one person, as required by law. Legal requirement cited in the following specific statute: NRS 440.380(1)(a).



TRAVIS W. GERBER, ESQ.

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AFFIDAVIT TERMINATING JOINT TENANCY

STATE OF Montana)
)
) ss.
COUNTY OF Lewis & Clark

DAVID LEE ELLER, being duly sworn according to law and under penalty of perjury, deposes and says:

1. DAVID LEE ELLER and HENRIETTA VICTORIA MORIN, also known as VICTORIA MORIN, are the surviving joint tenants in and to the property hereinafter described.

2. That VICTORIA MORIN, a single woman, DAVID LEE ELLER and MICKEY LOUISE ELLER, husband and wife, and JASON CARL LEE ELLER acquired the following described property all as joint tenants with right of survivorship, by that certain Grant, Bargain & Sale Deed, dated July 20, 2010, which is recorded as Document No. 0215263, on July 27, 2010, in the records of the Eureka County Recorder, Eureka County, Nevada, said property being more particularly described as follows:

TOWNSHIP 31 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 1: All;

EXCEPTING THEREFROM all that portion of said land as conveyed to Western Pacific Railway Company in deed recorded February 20, 1909 in Book 16, Page 108, and in deed recorded April 26, 1909 in Book 16, Page 269, Deed Records, Eureka County, Nevada.

TOGETHER WITH all buildings and improvements thereon.

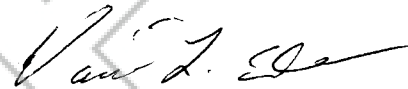
TOGETHER WITH the tenements, hereditaments, and appurtenances

thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

3. That JASON CARL LEE ELLER transferred all the right, title and interest, if any, in the above listed property to DAVID LEE ELLER and MICKEY LOUISE ELLER by that certain Quitclaim Deed dated July 26, 2011, which is recorded as Document No. 0218542 in the records of the Eureka County Recorder, Eureka County, Nevada, on September 8, 2011.

4. That MICKEY LOUISE ELLER, being one of the persons described in the foregoing described Grant Bargain & Sale Deed as grantee and joint tenant, died in Lewis and Clark County, Montana, on April 16, 2019. A certified copy of the Death Certificate of said Decedent is attached to this Affidavit as Exhibit "A" and made a part hereof.

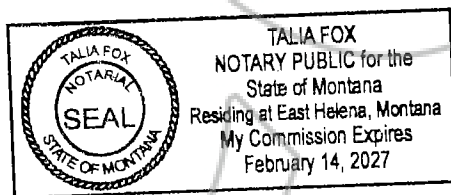
5. That Affiant makes this Affidavit for recording and for the purpose of terminating all right, title, interest and estate of said MICKEY LOUISE ELLER in and to the foregoing described property, and vesting title thereto in DAVID LEE ELLER and VICTORIA MORIN, surviving joint tenants under the Grant Bargain and Sale Deed.



DAVID LEE ELLER

STATE OF Montana)
COUNTY OF Lewis & Clark :ss.

On the 20 day of March, 2024, personally appeared before me, a Notary Public, DAVID LEE ELLER, personally known to me or proven to me to be the person whose name is subscribed to the above instrument and who acknowledge that she executed said instrument.


NOTARY PUBLIC

STATE OF MONTANA

CERTIFICATION OF VITAL RECORD

LEWIS AND CLARK COUNTY CERTIFICATION OF A DEATH CERTIFICATE



FILE #: 201925-003092

FULL NAME OF DECEASED: Mickey Louise Eller

SEX: Female

DATE OF DEATH: April 16, 2019

PLACE OF DEATH: EAST HELENA

RACE: White

DATE OF BIRTH: February 19, 1952

BIRTHPLACE: Clovis, New Mexico

MOTHER'S NAME: Ida Charuat

FATHER'S NAME: Ralph Reed

MARITAL STATUS: Married

SPOUSE: David Lee Eller

SOCIAL SECURITY NUMBER: [REDACTED] 3573

VETERAN OF ARMED FORCES: No

RESIDENCE: East Helena, Montana

FUNERAL FACILITY: Big Sky Cremation

PLACE OF DISPOSITION: Sunset Memorial Gardens
Helena

METHOD OF DISPOSITION: Cremation

MANNER OF DEATH: Natural

DATE FILED: April 18, 2019

CAUSE OF DEATH:

ONSET:
Years

a. Chronic Obstructive Pulmonary Disease

OTHER SIGNIFICANT CONDITIONS:
Hypothyroidism

NAME AND ADDRESS OF CERTIFIER:

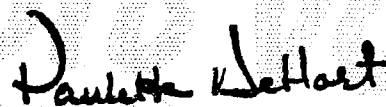
Tim Wong , 111 N Rodney St Suite C, Helena, Montana 59601

DATE ISSUED: April 18, 2019

BY: 

1060465

This certifies that this document is a true duplication
of the original information on file with the Department
of Public Health and Human Services.



Clerk and Recorder

