

Deed Upon Death

FOR VALUE RECEIVED, effective upon the death of the last surviving Grantor as hereinafter provided, the undersigned Grantor(s) hereby grants, bargains and sells the following property in the County of Eureka, State of Nevada, to the following Beneficiary:

Grantor: Trina L. Machacek, a widow.

Beneficiary: Michael L. Zimmerman and Kendra R. Zimmerman,
Husband and Wife.

Taking title as: Community property with right of survivorship.

Estate conveyed: Fee simple.

Legal description of property conveyed:

PARCEL NOS. 1 AND 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR JERRY L AND TRINA MACHACEK FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA ON MAY 20, 1987, AS FILE NO. 108114, LOCATED IN A PORTION OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 53, EAST, M.D.B.&M.

APN: 007-210-45

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.

Note: This Deed Upon Death revokes and replaces that certain Deed Upon Death made by the same Grantor on August 20, 2021 and recorded as Document No. 2021-246238 in the Office of the Eureka County Recorder on August 23, 2021

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR(S). THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR(S) 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(S) 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(s). 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(s) who executes the revocation.
3. If: (A) Grantor(s) revokes this Deed during lifetime of Grantor(s) by: (1) an unconditional deed conveying the property to Grantor(s); or (2) a written revocation referring to this Deed; or (B) all persons constituting Grantor(s) transfers all right, title and interest in the property to another person during the lifetime of Grantor(s); or (C) all persons constituting Beneficiary die before the death of the last living Grantor(s), this Deed shall become void on the occurrence of any such event.
4. If a Grantor(s) 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.

GRANTOR:

DATED: April 7th, 2025


TRINA L. MACHACEK

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

This instrument was acknowledged before me on April 7, 2025, by **Trina L. Machacek**.



Notary Public



25020163Lr.wpd
April 7, 2025

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 007-210-45
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
i. ☐ Other

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3.a. Total Value/Sales Price of Property

\$ _____

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 Death of Grantor Affidavit recorded in the office of the county recorder pursuant to NRS 111.699.

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 *Trina L. Machacek* Capacity: Attorney

Signature _____ Capacity: _____

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

Print Name: Trina L. Machacek
Address: P.O. Box 239
City: Eureka
State: NV Zip: 89316

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

Print Name: Michael L & Kendra R. Zimmer man
Address: 490 9th St. HC 62 Box 89316
City: Eureka
State: NV Zip: 89316

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

Print Name: Wilson Barrows Salyer Jones
Address: 442 Court Street
City: Elko

Escrow # _____
State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED