EUREKA COUNTY, NV

RPTT:\$0.00 Rec:\$37.00 \$37.00 Pgs=3 **2025-254406** 04/09/2025 10:55 AM

WILSON BARROWS SALYER JONES

KATHERINE J. BOWLING, CLERK RECORDER E10

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 <u>not</u> 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:

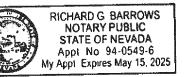
DATED: April 7, 2025

TRINA L. MACHACEK

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

This instrument was acknowledged before me on April ______, 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.	FOR RECORDERS OPTIONAL USE ONLY
c. Condo/Twnhse d. 2-4 Plex	Book Page:
e. Apt. Bldg f. Comm'l/Ind'l	Date of Recording:
g. Agricultural h. Mobile Home	Notes:
Other	11000
3.a. Total Value/Sales Price of Property	
b. Deed in Lieu of Foreclosure Only (value of property	Struct Structure of the
c. Transfer Tax Value:	
d. Real Property Transfer Tax Due	\$
d. Real Floperty Transfer Tax Due	3
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090, Se	astion 10
	real property by deed which becomes effective upon the death of
	ve, and Death of Grantor Affidavit recorded in the office of the county
recorder pursuant to NRS 111.699.	
5. Partial Interest: Percentage being transferred: 10	- 1
The undersigned declares and acknowledges, under p	
and NRS 375.110, that the information provided is considered in the state of the st	
and can be supported by documentation if called upo	
Furthermore, the parties agree that disallowance of an	
additional tax due, may result in a penalty of 10% of the NIDS 275 020 dt D	
to NRS 375.030, the Buyer and Seller shall be jointly	and severally habie for any additional amount owed.
Simon Block	Consider Attornor
Signature Signature	Capacity: Attorney
Cianadia	Constant
Signature	Capacity:
SELLER (GRANTOR) INFORMATION	DIVED (CD ANTEE) INCODMATION
CONTROL OF THE PROPERTY OF THE	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED) Print Name: Michael L & Kendra R. Zimmer man
Print Name: Trina L. Machacek	Address: 490 9th St. HC 62 Box 89316
Address: P.O Box 239	
City: Eureka	City: Eureka
State: NV Zip: 89316	State: NV Zip: 89316
COMPANY/DEDCON DECUESTING DECORDS	DIC (Demined if not called on house)
COMPANY/PERSON REQUESTING RECORDS	
Print Name: Wilson Barrows Salyer Jones	Escrow #
Address: 442 Court Street	State Name de 71s, 00004
City: Elko	State:Nevada Zip: 89801