

A.P. No. 010-200-07
010-030-16
WHEN RECORDED MAIL TO:
E. Lois Franklin
37951 Hwy 414
Halfway, OR 97834

AFFIDAVIT - DEATH OF JOINT TENANT

The undersigned being first duly sworn, deposes and says:

That James W. Franklin, decedent mentioned in the attached certified copy of Certificate of Death, is the same person as James W. Franklin named as one of the parties in that certain Deed of Trust dated May 4, 1992, in favor of James W. Franklin and E. Lois Franklin, husband and wife as joint tenants, recorded as Instrument No. 098573 on June 22, 1992 in book 101, page 527, of Official Records of Lincoln County, Nevada, AND that certain Deed of Trust dated April 21, 1992, in favor of James W. Franklin and E. Lois Franklin, husband and wife as joint tenants, recorded as Instrument No. 098387 on April 30, 1992 in book 101, page 123, of Official Records of Lincoln covering the following described property situated in the County of Lincoln, State of Nevada:

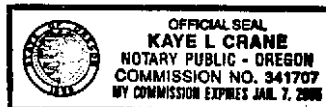
See attached Exhibits "A" and "B"

Dated 4/24/01

E. Lois Franklin
E. Lois Franklin

Subscribed and sworn to before me this 24 day of April, ²⁰⁰¹~~2000~~

By Kaye L. Crane
Notarial Officer



State of Nevada Declaration of Value

1. Assessor Parcel Number(s)
 a) 01-057-32
 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) Comm1/Ind1
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	<u>116572</u>
Book:	<u>156</u> Page: <u>259-261</u>
Date of Recording:	<u>July 2, 2001</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$ _____
 Deduct Assumed Liens and/or Encumbrances: (_____)
 (Provide recording information: Doc/Instrument #: _____ Book: _____ Page: _____)
 Transfer Tax Value per NRS 375.010, Section 2: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: Parents to daughter

5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: _____
 Print Name: _____
 Address: _____
 City: _____
 State: _____ Zip: _____
 Telephone: () _____
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: [Signature]
 Print Name: Trista Flaherty
 Address: PO BOX 94
 City: Pioche
 State: Nevada Zip: 89043
 Telephone: (775) 962-5316
 Capacity: _____

COMPANY REQUESTING RECORDING

Co Name: _____ Esc. #: _____

EXHIBIT "A"

All that certain real property situate in the County of Lincoln, State of Nevada, more particularly described as follows:

Lots numbered One (1), Two (2) and Three (3) and the southwest quarter of the Northeast Quarter (SW1/4NE1/4) of Section 2, Township 4 South, Range 55 East, MDS&M.

and
The South half of the Southeast quarter (S1/2SE1/4) of Section 15, Township 1 South, Range 53 East, MDS&M, Lincoln County, Nevada, containing 240 acres, more or less.

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH all water and water rights of any name or nature appurtenant thereto, including, but not limited to the following:

1. Application No. 49217, Certificate Record No. 12241, Book 41, Page 12241
2. Application No. 45085, Certificate Record No. 12226, Book 41, Page 12226
3. Application No. 11291, Certificate Record No. 10867, Book 17, Page 10867

All on file in the office of the State Engineer, Carson City, Nevada.

TOGETHER WITH the covenants, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

EXHIBIT "B"

All that certain real property situate in the County of Lincoln, State of Nevada, more particularly described as follows:

TOWNSHIP 3 SOUTH, RANGE 55 EAST, NEB&N

Section 33: SE1/4

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.

CERTIFICATION OF VITAL RECORD

STATE OF IDAHO
IDAHO DEPARTMENT OF HEALTH AND WELFARE
CENTER FOR VITAL STATISTICS AND HEALTH POLICY

CERTIFICATE OF DEATH

DATE FILED: JANUARY 28, 2000

STATE FILE NUMBER: 00-00529

DECEDENT: JAMES WAYLAND FRANKLIN

DATE OF DEATH: JAN. 23, 2000 PLACE OF DEATH: BOISE, IDAHO
TIME OF DEATH: 7:00 P.M.

DATE OF BIRTH: SEPT. 22, 1934 PLACE OF BIRTH: TEXAS

AGE: 65 YEARS SEX: MALE VETERAN? NO

MARITAL STATUS: MARRIED SPOUSE (MAIDEN): LOIS FRANKLIN

SOCIAL SECURITY NUMBER: ██████████ RESIDENCE: HALFWAY, OREGON

FATHER: JAMES BENJAMIN FRANKLIN
FATHERS BIRTHPLACE: IOWA
MOTHER (MAIDEN): LIDA MAE PETTY
MOTHERS BIRTHPLACE: TEXAS

MORTUARY: COLES-STROMER-MONROE FUNERAL HOME
MORTICIAN: LESLIE R. SCHILD

OREGON
DISPOSITION: REMOVAL

CERTIFYING PHYSICIAN: WILLIAM H. KREISLE, M.D.

AUTOPSY: NO

1. CAUSE OF DEATH, UNDERLYING CAUSE LAST:

INTERVAL

BACTERIAL SEPSIS
BOWEL PERFORATION
NON-HODGKINS LYMPHOMA

2 DAYS
2 WEEKS
8 MONTHS

2. OTHER CONDITIONS CONTRIBUTING TO DEATH BUT UNRELATED TO ABOVE CAUSES:

NONE LISTED

MANNER OF DEATH: NATURAL

156 285



This is a true and correct reproduction of the document officially registered and placed on file with the IDAHO CENTER FOR VITAL STATISTICS AND HEALTH POLICY.

DATE ISSUED: JANUARY 31, 2000

This copy is not valid unless prepared on engraved border displaying state seal and signature of the Registrar.

Jane S. Smith
JANE S. SMITH
STATE REGISTRAR



COPY

116573

FILED AND RECORDED AT THE OFFICE OF
FIRST AMERICAN TITLE

JULY 2, 2001

AT 03 MINUTES PAST 12 O'CLOCK

PM IN BOOK 156 OF OFFICIAL

RECORDS PAGE 262 LINCOLN

COUNTY, NEVADA.
LESLIE BOUCHER

COUNTY RECORDER
BY Jerem Deavers, DEPUTY

BOOK 156 PAGE 266