

Official RecordRecording requested By
ROBERT A. & GWENITH B. ROMANS

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: AE

Book- 271 Page- 0317



0141165

APN: 002-233-07 and 08

RETURN RECORDED DEED TO:

Robert A. Romans
P.O. Box 913
Panaca, Nevada 89042

GRANTEE/MAIL TAX STATEMENTS TO:

Robert A. Romans
P.O. Box 913
Panaca, Nevada 89042**DEED UPON DEATH**

THIS INDENTURE, made and entered into this 11th day of May, 2012, Robert A. Romans, Jr. and Gwenith B. Romans, husband and wife, and as the party of the first part, hereinafter referred to as "GRANTORS", hereby convey to Penny Gay Romans, a married woman, Frank Allen Romans, a married man and Kaylynn Romans, a single woman, as their sole and separate property, as co-tenants, and as the party of the second part, hereinafter referred to as "GRANTEES." Effective upon my death, the following described real property:

All that certain lot, piece or parcel of land situate in the County of Lincoln, State of Nevada, described as follows:
Lots 7 and 8, of North Hills Subdivision First Phase, according to the official map thereof, filed in the office of the County Recorder of Lincoln County on February 28, 1980, as File No. 27636.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEES, and to their heirs and assigns, 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 PURSUANT TO SUBSECTION 1 OF NRS 111.109 REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE GRANTORS' ENTIRE INTEREST IN THE SAME REAL PROPERTY.



IN WITNESS WHEREOF, the GRANTORS have hereunto set their hand the day and year first above written.

Robert A Romans Jr
ROBERT A. ROMANS, JR.

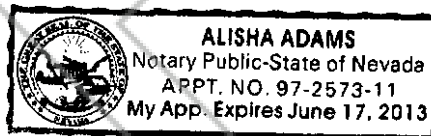
Gwenith B Romans
GWENITH B. ROMANS

State of Nevada)
)ss.
County of Lincoln)

On this 11th day of May,2012, ROBERT A. ROMANS, JR. personally appeared before me and proved to me to be the persons described in and who executed the foregoing Deed Upon Death, who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Alisha Adams
NOTARY PUBLIC

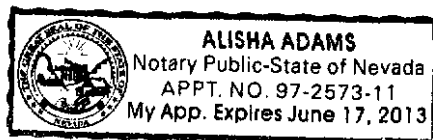


State of Nevada)
)ss.
County of Lincoln)

On this 11th day of May,2012, GWENITH B ROMANS, personally appeared before me and proved to me to be the persons described in and who executed the foregoing Deed Upon Death, who acknowledged that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Alisha Adams
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE FORM

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1. Assessor Parcel Number(s)

- a) 002-833-07
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

\$ 250,000

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 1D
- b. Explain Reason for Exemption: A conveyance by deed which becomes effective upon death. conveyed to our children.

5. Partial Interest: Percentage being transferred: _____ %

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 Robert A. Romans Jr. Capacity Partner

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Robert & Gwenith Romans

Address: P.O. Box 923

City: Panaca

State: Nevada Zip: 89042

Print Name: See Attached

Address: _____

City: _____

State: _____ Zip: _____

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

Print Name: _____ Escrow #: _____

Address: _____

City: _____ State: _____ Zip: _____



DV-141165
05/11/2017

Penny Gay Romans
1909 Country Squire Road
Kinston, North Carolina 28504

Frank Allen Romans
1270 Silverperch Avenue
Las Vegas, Nevada 89123

Kaylynn Romans
P.O. Box 2135
Issaquah, Washington 98027

