

**Official Record**Recording requested By  
VAUGHN & DONNA PHILLIPS

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

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RPTT:

Recorded By: AE

Book- 278 Page- 0118



0142985

APN: 001-201-62

## RETURN RECORDED DEED TO:

Michael S. Phillips

P.O. Box 487

Pioche, Nevada 89043

## GRANTEE/MAIL TAX STATEMENTS TO:

Michael S. Phillips

P.O. Box 487

Pioche, Nevada 89043

**DEED UPON DEATH**

THIS INDENTURE, made and entered into this 17<sup>th</sup> day of April, 2013, I, Michael S. Phillips, a single man as his sole and separate property, as the party of the first part and hereinafter referred to as "GRANTOR", hereby convey to Dylan Scott Phillips and Marisa Lynn Phillips, as tenants in common, the party of the second part and hereinafter referred to as "GRANTEES," effective upon my death, the following described real property:

All that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

APN #001-201-62, and further described as:

Parcel 2 of Parcel Map Merger and Resubdivision of Vaughn Kay Phillips and Donna Mae Phillips Family Living Trust dated the 14 day of July 1995, recorded in the office of the County Recorder of Lincoln County, on February 27, 2012, as Document No. 0140804 and found in Plat Book D, page 53.

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 GRANTEE, 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 GRANTOR has hereunto set his hand the day and year first above written.

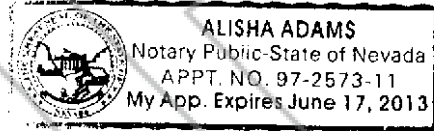
Michael S. Phillips  
MICHAEL S. PHILLIPS

State of Nevada     )  
                                  )ss.  
County of Lincoln    )

On this 17<sup>th</sup> day of April, 2013, **\*\*MICHAEL S. PHILLIPS\*\*** 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



Recording requested By  
VAUGHN & DONNA PHILLIPS

STATE OF NEVADA  
DECLARATION OF VALUE FORM

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00  
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1. Assessor Parcel Number(s)  
a) 001-301-42  
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 \$ \_\_\_\_\_  
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 10  
b. Explain Reason for Exemption: A conveyance of real property by deed  
which becomes effective upon death of grantor Pursuant to NRS 111.655-111.659,  
inclusive.  
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 Michael S. Phillips Capacity Grantor  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Michael S. Phillips  
Address: P.O. Box 487  
City: Pioche  
State: NV Zip: 89043

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

Print Name: Sybil Scott Phillips Marisa Lynn Phillips  
Address: PO Box 487  
City: Pioche  
State: ND Zip: 89043

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

Print Name: Vaughn Donna Phillips Escrow #: \_\_\_\_\_  
Address: Box 454  
City: Pioche State: ND Zip: 89043