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APN 003-076-05

APN

APN

DEED UPON DEATH

Title of Document

Affirmation Statement

  x   I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

       I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: \_\_\_\_\_  
(State specific law)

Bonni Joy Smith  
Signature Title

Bonni Joy Smith  
Print

11/12/13  
Date

Grantees address and mail tax statement:

Bonni Joy Smith  
P.O. Box 425  
Caliente, Nevada 89008



APN: 003-076-05

RETURN RECORDED DEED TO:

Bonni Joy Smith  
P.O. Box 425  
Caliente, Nevada 89008

GRANTEE/MAIL TAX STATEMENTS TO:

Bonni Joy Smith  
P.O. Box 425  
Caliente, Nevada 89008

**DEED UPON DEATH**

THIS INDENTURE, made and entered into this 12<sup>th</sup> day of November, 2013, I, Bonni Joy Smith, a single woman, and as the parties of the first part, hereinafter referred to as "GRANTOR", hereby convey to Michael Shane Smith, a single man, as his sole and separate property, and as the party of the second part, hereinafter referred to as "GRANTEE." Effective upon our death, the following described real property:

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

That property and structures commonly known as:  
90 Main Street, Caliente, Lincoln County, Nevada:  
APN 003-076-05  
More particularly described as follows:  
Land situate in Caliente, Lincoln County, State of Nevada and bounded and particularly described as follows, to-wit:  
Lot 7 Block 5 City of Caliente.  
APN 003-076-05

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 have hereunto set her hand the day and year first above written.

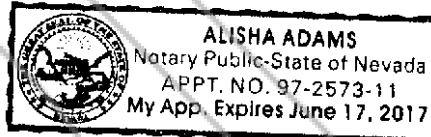
Bonni Joy Smith  
BONNI JOY SMITH

State of Nevada     )  
                                  )ss.  
County of Lincoln    )

On this 10<sup>th</sup> day of November, 2013, **\*\*BONNI JOY SMITH\*\*** 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



Recording requested By  
BONNI JOY SMITH

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: LB RPTT:  
Book- 283 Page- 0260

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 003-076-05
- 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: Transfer deed to son

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 Bonni Joy Smith Capacity \_\_\_\_\_  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Bonni Joy Smith  
Address: PO Box 425  
City: Caliente  
State: NV Zip: 89008

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

Print Name: Michael Shane Smith  
Address: PO Box 425  
City: Caliente  
State: NV Zip: 89008

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_