

APN: 001-087-06

RETURN RECORDED DEED TO:

Nancy J. Sprenkle  
P.O. Box 664  
Pioche, Nevada 89043



GRANTEE/MAIL TAX STATEMENTS TO:

Nancy J. Sprenkle  
P.O. Box 664  
Pioche, Nevada 89043

**DEED UPON DEATH**

THIS INDENTURE, made and entered into this 27 day of JANUARY, 2014, I, Nancy J. Sprenkle, a widowed woman, the parties of the first part, hereinafter referred to as "GRANTOR", hereby convey to Robert Magahan, a married man, as his sole and separate property, and as, the party of the second part, hereinafter referred to as "GRANTEE." 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:

Lots 15, 16, 17 and 18 in Block 3, of the Town of Pioche as shown by the map thereof on file in the Office of the County Recorder, Lincoln County, Nevada.

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.

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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.

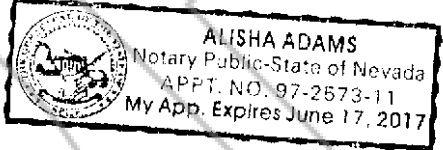
Nancy Jean Sprenkle  
NANCY JEAN SPRENKLE

State of Nevada )  
                                  )ss.  
County of Lincoln )

On this 27 day of January, 2014, \*\*\*NANCY JEAN SPRENKLE\*\*\* personally appeared before me and proved to me to be the person 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

Recording requested By  
NANCY J. SPRENKLE

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00  
Recorded By: HB RPTT:  
Book- 284 Page- 0707

- 1. Assessor Parcel Number(s)
  - a. 001-087-06
  - 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ \_\_\_\_\_
- b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )
- c. Transfer Tax Value: \$ \_\_\_\_\_
- d. 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 that become effective upon the death of the grantor. To my BROTHER

- 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 Nancy J Sprenkle Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

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

Print Name: Nancy Sprenkle  
Address: P.O. Box 664  
City: Pioche  
State: Nevada Zip: 89043

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

Print Name: Robert Magahan  
Address: 26 AMBER CIRCLE  
City: LAS VEGAS  
State: NEVADA Zip: 89106

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

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