

APN: 01-240-21

## RETURN RECORDED DEED TO:

John and Janice Palmeri  
P.O. Box 156  
Pioche, Nevada 89043

## GRANTEE/MAIL TAX STATEMENTS TO:

John and Janice Palmeri  
P.O. Box 156  
Pioche, Nevada 89043

**DEED UPON DEATH**

THIS INDENTURE, made and entered into this 21<sup>st</sup> day of FEBRUARY, 2014, We, John Palmeri and Janice Palmeri, also known as John A. Palmeri and Janice M. Palmeri, husband and wife, as joint tenants with right of survivorship, and as, the parties of the first part, hereinafter referred to as "GRANTOR", hereby convey to Shaeleen Payton, a married woman, as her sole and separate property and Joeleen Sheridan, a married woman, as her 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:

A portion of the South Half (S ½ ) of the Southwest Quarter (SW ¼ ) of the Northeast Quarter (NE ¼ ) of Section 14, Township 1 North, Range 67 East, M.D.B. & M., more particularly described as follow:

Parcel 2 of that certain parcel map recorded August 22, 1994 in the office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 428 as File No. 102258, Lincoln County, Nevada records.

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

*John A. Palmeri*  
\_\_\_\_\_  
JOHN A. PALMERI


*Janice M. Palmeri*  
\_\_\_\_\_  
JANICE M. PALMERI

State of Nevada     )  
                                  )ss.  
County of Lincoln    )

On this 21<sup>st</sup> day of FEBRUARY, 2014, \*\*\*JOHN A. PALMERI and JANICE M. PALMERI\*\*\* 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 they 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

 ALISHA ADAMS  
Notary Public-State of Nevada  
APPT. NO. 97-2673-11  
My App. Expires June 17, 2017



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
JANICE PALMERI

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 2 Fee: \$15.00

Recorded By: LB RPTT:

Book- 286 Page- 0132

- 1. Assessor Parcel Number(s)
  - a. 001-240-21
  - 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 which become effective upon the death of the grantors.

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 John A. Palmeri Capacity: Grantor

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

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

Print Name: John & Janice Palmeri  
Address: P.O. Box 156  
City: Pioche  
State: Nevada Zip: 89043

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

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: \_\_\_\_\_



DM-145133  
03/18/2011

Shaeleen M. Payton  
8401 W. Charelston #1061  
Las Vegas, Nevada 89117

Joeleen A. Sheridan  
7240 Taggart Place  
Rancho Cucamonga, California 91739

