

Official Record

Recording requested By
BEVERLY J BYWATER

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: HB

Book- 288 Page- 0200



RPTT:

APN: 003-172-07

MAIL RECORDED DOCUMENT TO:

Beverly J. Bywater
P.O. Box 326
Caliente, NV 89008

MAIL TAX STATEMENT TO:

Beverly J. Bywater
P.O. Box 326
Caliente, NV 89008

DEED UPON DEATH

For valuable consideration, receipt of which is hereby acknowledged, BEVERLY J. BYWATER does hereby Grant, Sell, Bargain and Convey to BEVERLY J. BYWATER, an unmarried woman, and then upon her death to JEANETTE E. COTTRELL, a married woman as her sole and separate property, all right, title and interest in the real property commonly known as 108 Rowan Drive, City of Caliente, County of Lincoln, State of Nevada, and more particularly described as:

Lot numbered Eight (8) in the ROWAN SUBDIVISION in the City of Caliente, County of Lincoln, State of Nevada.

EXCEPTING from said grant and reserving unto the first party, its successors and assigns, forever, all minerals and mineral rights of every kind and character now known to exist or hereafter discovered, including without limiting the generality of the foregoing, oil, gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove, and dispose of said minerals by any means or methods suitable to the Los Angeles & Salt Lake Railroad Co., its successors and assigns, but without entering upon or using the surface of said lands hereby conveyed and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the Union Pacific Railroad Corp., its successors or assigns.

Together with all contents, structures, appliances, fixtures, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR WHICH CONVEY THE SAME REAL



PROPERTY PURSUANT TO NRS 111.655 TO 111.699, INCLUSIVE,
REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE
ENTIRE INTEREST OF THE GRANTOR IN THE SAME PROPERTY.

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED
FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

Dated this 2 day of July, 2014.

Beverly J. Bywater
BEVERLY J. BYWATER

STATE OF NEVADA)
)
COUNTY OF LINCOLN)

On this 2nd day of July, 2014, before the
undersigned, a Senior Justice of the Peace, personally
appeared Beverly J. Bywater, personally known to me, to be
the person whose name is subscribed to this instrument,
and acknowledged that she executed it.

Sarah K. Getker
SARAH K. GETKER
SENIOR JUSTICE OF THE PEACE

State of Nevada
Declaration of Value

DOC # DV-145670
07/03/2014 09:33 AM
Official Record

1. Assessor Parcel Number(s)

- a) 003-172-07
- b) _____
- c) _____
- d) _____

Recording requested By
BEVERLY J BYWATER

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
- i) Other _____

FOR REC Document/

Book: _____ Date of Rec: _____

Notes: _____

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Page 1 of 1 Fee: \$15.00
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3. Total Value/Sales Price of Property: \$ _____

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

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 10

b. Explain Reason for Exemption: Deed Upon Death
transfer from self to self with beneficiary

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 therein. Furthermore, the 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 Beverly J Bywater Capacity _____

Signature Jeanette E Cottrell Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Beverly J. Bywater
Address: P.O. Box 334-
City: Cahente
State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Jeanette E. Cottrell
Address: P.O. Box 334
City: Cahente
State: NV Zip: 89008

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____
Address: _____
City, State, Zip: _____

Escrow # _____