

Official Record

Recording requested By
BERNARD JOSEPH MCMAHON

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: AE

Book- 290 Page- 0417



0146272

APN: 01-240-38

RETURN RECORDED DEED TO:

Bernard McMahon
P.O. Box 113
Pioche, Nevada 89043

GRANTEE/MAIL TAX STATEMENTS TO:

Bernard McMahon
P.O. Box 113
Pioche, Nevada 89043

DEED UPON DEATH

THIS INDENTURE, made and entered into this 15th day of September, 2014, I, Bernard Joseph McMahon, an unmarried man, and as the party of the first part, hereinafter referred to as "GRANTOR", hereby convey to Vivian Diane Rosario, Patricia Marie McMahon-McCormick, and Bernard McMahon, as joint tenants, and as the parties of the second part, 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:

A portion of the South Half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 14, Township 1 North, Range 67 East, M.D.B.&M., more particularly described as follows:

Parcel 2 of that certain amended parcel map recorded June 26, 1997, in the Office of the County Recorder of Lincoln County, Nevada, in Book B of Plats, Page 47, as File No. 109150, 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 GRANTEES, and to their heirs and assigns, forever.

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STATE OF NEVADA
DECLARATION OF VALUE

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- 1. Assessor Parcel Number(s)
 - a. 01-240-38
 - b. _____
 - c. _____
 - d. _____

- 2. Type of Property:

a. <input type="checkbox"/> Vacant Land	b. <input checked="" type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
<input type="checkbox"/> 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 grantor per NRS 111.655 & 111.699 My Children

- 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 Bernard Joseph McMahon Capacity: Grantor

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Bernard McMahon
 Address: P.O. Box 113
 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: _____



LIVIAN DIANE ROSARIO
6215 BACKWOOD RD.
LAS VEGAS, NEVADA 89142

PATRICIA MARIE Mc MAHON-McCORMICK
16245 W. PORTLAND PLACE
LITTLETON, CO, 80127

BERNARD Mc MAHON
9217 N. E. 143 PLACE
KIRKLAND, WA, 98034