

Official Record

Recording requested By  
BETSY L. WHIPPLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: LB

Book- 291 Page- 0251

APN 011-160-20

APN \_\_\_\_\_

APN \_\_\_\_\_



0146386

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)

Betsy L Whipple  
Signature Title

BETSY L. WHIPPLE  
Print

10/3/14  
Date

Grantee  
Grantees address and mail tax statement:  
\_\_\_\_\_  
Betsy L. Whipple  
1213 River Ranch Road  
Hiko, NV 89017



**APN 011-160-20**

**DEED UPON DEATH**

I, BETSY L. WHIPPLE, hereby convey to PEGGY S. (WHIPPLE) REGGIO or to her heirs by right of representation, per stirpes, effective on my death, all right, title and interest in the real property Parcel Number: 011-160-20, County of Lincoln, State of Nevada, and more particularly described as:

Parcel three (3) of the Whipple Cattle Co. Parcel Map recorded in Book B; Page 446; File #118696 of the Lincoln County Records.  
Also known as 1720 River Ranch Road, Hiko, Nevada

**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 REAL PROPERTY.**

  
\_\_\_\_\_  
Betsy L. Whipple



STATE OF NEVADA )  
 ) ss:  
COUNTY OF Clark )

On this 3<sup>rd</sup> day of October, 2014, before me, the undersigned, a Notary Public in and for said state, personally appeared BETSY L. WHIPPLE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed this instrument.

WITNESS my hand and official seal.



Marcus Witt  
Notary Public in and for said Clark County  
and State of Nevada

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
BETSY L. WHIPPLE

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: LB RPTT:  
Book- 291 Page- 0251

- 1. Assessor Parcel Number(s)
  - a. 011-160-20
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

- 2. Type of Property:
 

<ul style="list-style-type: none"> <li>a. <input type="checkbox"/> Vacant Land</li> <li>c. <input type="checkbox"/> Condo/Twnhse</li> <li>e. <input type="checkbox"/> Apt. Bldg</li> <li>g. <input type="checkbox"/> Agricultural</li> <li><input type="checkbox"/> Other</li> </ul>	<ul style="list-style-type: none"> <li>b. <input checked="" type="checkbox"/> Single Fam. Res.</li> <li>d. <input type="checkbox"/> 2-4 Plex</li> <li>f. <input type="checkbox"/> Comm'l/Ind'l</li> <li>h. <input type="checkbox"/> Mobile Home</li> </ul>
--	--

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: Transfer of Real Property by deed which becomes effective upon death of grantor per NRS 111.655 to 111.699 inclusive.

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 Betsy L. Whipple Capacity: Grantor

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

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

Print Name: Betsy L. Whipple

Address: 1713 River Ranch Road

City: Hiko

State: NV Zip: 89017

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

Print Name: Peggy ~~Whipple~~ Reggio

Address: 5551 S. Four Peaks Pl

City: Chandler

State: AZ Zip: 85249

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_