

Official RecordRecording requested By
DON SCOTT & MARCIA WADSWORTH

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: AE

Book- 291 Page- 0451



0146444

APN: 002-074-14

RETURN RECORDED DEED TO:

Don and Marcia Wadsworth
P.O. Box 148
Panaca, Nevada 89042

GRANTEE/MAIL TAX STATEMENTS TO:

Don and Marcia Wadsworth
P.O. Box 148
Panaca, Nevada 89042**DEED UPON DEATH**

THIS INDENTURE, made and entered into this 10th day of November 2014, We, Don Scott Wadsworth and Marcia Wadsworth, husband and wife, as joint tenants with right of survivorship, and as, the parties of the first part, hereinafter referred to as "GRANTORS", hereby convey to Adelbert Scott Wadsworth, an unmarried man, and Mary Kate Duchaine, a married woman, as her sole and separate property, and as joint tenants with right of survivorship, and as, the party 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:

Lot No. 70 in Sun Gold Manor Unit No. 1, in the Town of Panaca, County of Lincoln, State of Nevada, previously known as 635 "D" Street, and currently known as 1329 Calloway Street.

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.

Don Scott Wadsworth
DON SCOTT WADSWORTH

Marcia Wadsworth
MARCIA WADSWORTH

State of Nevada)
)ss.
County of Lincoln)

On this 10th day of November, 2014, *****DON SCOTT WADSWORTH and MARICA WADSWORTH***** 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.

Shannon M. Simpson
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

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- 1. Assessor Parcel Number(s)
 - a. 002-074-14
 - 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 eff. upon the death of the grantors pur to 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 Don Scott Wadsworth Capacity: Grantor
Marcia Wadsworth
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Don and Marcia Wadsworth
 Address: P.O. Box 148
 City: Panaca
 State: Nevada Zip: 89042

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Adelbert Scott Wadsworth
 Address: 5440 Portage Lake Court
 City: Las Vegas
 State: Nevada Zip: 89130

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____



DV-146457
11/10/2011

Mary Kate Duchaine
1456 Bellglan
Las Vegas, Nevada
89128

