

Official Record

Recording requested By
KAREN A. HANSEN

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: AE

Book- 295 Page- 0545



0147569

APN: 002-191-14

RETURN RECORDED DEED TO:

Karen A. Hansen
P.O. Box 537
Panaca, NV 89042

GRANTEE/MAIL TAX STATEMENTS TO:

Karen A. Hansen
P.O. Box 537
Panaca, NV 89042

DEED UPON DEATH

I, KAREN A. HANSEN, a single woman, hereby convey to MICHAEL BIVINS and BRENT ELLIS HANSEN, as joint tenants with right of survivorship, effective on my death, all right, title, and interest in the real property commonly known as 114 South Fifth Street, Town of Panaca, County of Lincoln, State of Nevada, and more particularly described as:

APN #002-191-14, and further described as follows:

All of Lot numbered One(1) in block numbered Forty-Seven(47) in said town of Panaca, as said lot and block are delineated on the official plat of said town now on file in the office of the County Recorder of said Lincoln County, and to which said plat and the records there of reference is hereby made for further particular description.

TOGETHER WITH all improvements, 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(S). THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR(S) 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 GRANTOR(S) ENTIRE INTEREST IN THE SAME REAL PROPERTY.

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


DATED THIS 27th day of May, 2015.



KAREN A. HANSEN

State of Nevada)
)ss.
County of Lincoln)

Subscribed and sworn to on this 27th day of May, in the year 2015, before me, Alisha Adams, by Karen A. Hansen.

On this 27th day of May, in the year 2015, before me, Alisha Adams, personally appeared ***KAREN A. HANSEN*** personally known by me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he or she executed it.


NOTARY PUBLIC

 ALISHA ADAMS
Notary Public-State of Nevada
APPT. NO. 97-2573-11
My App. Expires June 17, 2017

STATE OF NEVADA
DECLARATION OF VALUE

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Page 1 of 2 Fee: \$15.00
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- 1. Assessor Parcel Number(s)
 - a. 002-191-14
 - b. _____
 - c. _____
 - d. _____

- 2. Type of Property:

<ul style="list-style-type: none"> a. <input type="checkbox"/> Vacant Land c. <input type="checkbox"/> Condo/Twnhse e. <input type="checkbox"/> Apt. Bldg g. <input type="checkbox"/> Agricultural <input type="checkbox"/> Other 	<ul style="list-style-type: none"> b. <input type="checkbox"/> Single Fam. Res. d. <input type="checkbox"/> 2-4 Plex f. <input type="checkbox"/> Comm'l/Ind'l h. <input type="checkbox"/> Mobile Home
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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 becomes effective upon the death of the grantor(s).

- 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 [Signature] Capacity: Grantor

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Karen A. Hansen
Address: P.O. Box 537
City: Panaca
State: NV Zip: 89042

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Brent Ellis Hansen
Address: P.O. Box 537
City: Panaca
State: NV Zip: 89042

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

Print Name: Dylan V. Frehner
Address: P.O. Box 517
City: Pioche

Escrow # n/a
State: Nevada Zip: 89043



02-117509
05/27/2015

GRANTEE

Michael Bivins
P.O. Box 537
Panaca, NV 89042

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