

Official Record

Recording requested By
DEMPSEY, ROBERTS & SMITH, LTD

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3

RPTT: Recorded By: HB

Book- 297 Page- 0641



0148229

APN 004-041-11

APN _____

APN _____

DEED UPON DEATH

Title of Document

Affirmation Statement

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)

Jennifer Dansby Paralegal
Signature Title

Jennifer Dansby
Print

8-21-15
Date

Grantees address and mail tax statement:

Charlotte Klein
361 Jarvis Rd.
Pahrump, NV 89060



0148229

Book 297
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Page 2 of 2

A.P.N. #	004-041-11
R.P.T.T.	
Recording Requested By:	
Dempsey, Roberts & Smith, Ltd. 1130 Wigwam Parkway Henderson, Nevada 89074	
Mail Tax	Same as below
Statements To:	
When Recorded Mail To:	
Charlotte Klein and Richard Winn (Deceased) 361 Jarvis Rd. Pahrump, Nevada 89060	

DEED UPON DEATH

I, CHARLOTTE KLEIN, an unmarried woman hereby convey to MICHAEL L. KLEIN, an unmarried man, as his sole and separate property, and Melissa Kirkland, an unmarried woman, as her sole and separate property, effective on my death, all right, title and interest in the real property commonly known as 198 North Main, City of Alamo, County of Lincoln, State of Nevada, and more particularly described as: See Exhibit "A" attached hereto.

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 ENTIRE INTEREST OF THE GRANTOR(S) IN THE SAME REAL PROPERTY.

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

August 18, 2015
(Date)

Charlotte Klein
CHARLOTTE KLEIN

State of Nevada }
 } ss.
County of Nye }

Subscribed and sworn to on this 18th day of August, in the year 2015, before me, by CHARLOTTE KLEIN, known to 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 she executed it.

Bill A. Coe
NOTARY PUBLIC

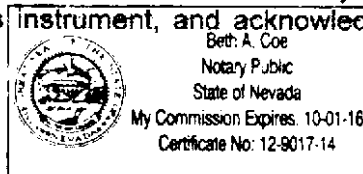




EXHIBIT "A"

Legal Description:

A PARCEL OF LAND SITUATE WITHIN THE SW1/4 OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHWEST CORNER OF THE NE1/4 OF THE SW1/4 OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., THENCE RUNNING DUE EAST ALONG THE SOUTH LINE OF SAID NE1/4 OF SW1/4 A DISTANCE OF 910 FEET, MORE OR LESS TO THE WEST LINE OF MAIN STREET AT THE NORTHEAST CORNER OF LOT 1, BLOCK 46, ALAMO TOWNSITE ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY; RUNNING THENCE NORTH 1°23' WEST ALONG THE WEST SIDE OF SAID MAIN STREET AND THE PROJECTION THEREOF A DISTANCE OF 540 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 1°23' WEST ALONG THE WEST SIDE OF SAID MAIN STREET AND THE PROJECTION THEREOF A DISTANCE OF 100 FEET; THENCE SOUTH 88°37' EAST A DISTANCE OF 125 FEET TO THE TRUE POINT OF BEGINNING.

APN# 004-041-11

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
DEMPSEY, ROBERTS & SMITH, LTD

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$16.00
Recorded By: HB RPTT:
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- 1. Assessor Parcel Number(s)
 - a. 004-041-11
 - 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 checked="" 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: Deed Upon Death

5. Partial Interest: Percentage being transferred: 50 %

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: *Mathew* Capacity: Attorney

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Charlotte Klein

Address: 361 Jarvis Road

City: Pahrump

State: Nevada Zip: 89060

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Melissa Kirkland

Address: 2233 Rigney Lane

City: Las Vegas

State: Nevada Zip: 89156

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

Print Name: Dempsey, Roberts & Smith, Ltd. Escrow # _____

Address: 1130 Wigwam Parkway

City: Henderson State: Nevada Zip: 89074



**STATE OF NEVADA
DECLARATION OF VALUE**

- 1. Assessor Parcel Number(s)
 - a. 004-041-11
 - b. _____
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- 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 checked="" 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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Signature David Matheny Capacity: Attorney

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Charlotte Klein

Address: 361 Jarvis Road

City: Pahrump

State: Nevada Zip: 89060

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michael L. Klein

Address: 361 Jarvis Road

City: Pahrump

State: Nevada Zip: 89060

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

Print Name: Dempsey, Roberts & Smith, Ltd. Escrow # _____

Address: 1130 Wigwam Pwarkway

City: Henderson State: Nevada Zip: 89074

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED