

Official Record

Recording requested By  
DYLAN FREHNER ATTORNEY AT LAW

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2

RPTT: Recorded By: HB

Book- 299 Page- 0636



APN: 03-131-01

RETURN RECORDED DEED TO:

Lavette Marie Lee  
P.O. Box 336  
Caliente, NV 89008

GRANTEE/MAIL TAX STATEMENTS TO:

Lavette Marie Lee  
P.O. Box 336  
Caliente, NV 89008

**DEED UPON DEATH**

I, LAVETTE LEE, hereby convey to RICHARD D. HARDING, effective on my death, all right, title, and interest in the real property commonly known as 1030 Lincoln Street, City of Caliente, County of Lincoln, State of Nevada, and more particularly described as:

APN #03-131-01, and further described as follows:

Lot Nineteen (19) in Block "A" of the James H. Gottfredson Addition to the City of Caliente, as shown on the official plat of said addition filed August 9, 1963 in the Office of the County Recorder of said Lincoln County, Nevada.

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.

///

///

///

///

///



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

DATED THIS 24 day of November, 2015.

Lavette Lee  
LAVETTE LEE

State of Nevada )  
                                  )ss.  
County of Lincoln )

Subscribed and sworn to on this 24<sup>th</sup> day of November in the year 2015, before me, Lavette Lee, by Jessica Shoup.

On this 24<sup>th</sup> day of November in the year 2015, before me, Jessica Shoup, personally appeared **\*\*LAVETTE LEE\*\*** 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.

Jessica Shoup  
NOTARY PUBLIC

JESSICA SHOUP  
Notary Public State of Nevada  
APPT. NO. 16-1493-11  
My App. Expires April 29, 2019

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
DYLAN FREHNER ATTORNEY AT LAW

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00  
Recorded By: HB RPTT:  
Book- 299 Page- 0636

- 1. Assessor Parcel Number(s)
  - a. 03-131-01
  - 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 becomes effective upon the death of the grantor.

- 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 Lavette Lee Capacity: Grantor

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

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

Print Name: Lavette Lee  
Address: PO Box 336  
City: Caliente  
State: Nevada Zip: 89008

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

Print Name: Richard Harding  
Address: 4043 Eureka Ave.  
City: Crescent Valley  
State: Nevada Zip: 89821

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

Print Name: Dylan V. Frehner, Attorney at Law  
Address: PO Box 517  
City: Pioche

Escrow # \_\_\_\_\_  
State: NV Zip: 89043