

Official RecordRecording 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- 0638

APN: 03-174-19

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 MICHAEL J. HARDING, effective on my death, all right, title, and interest in the real property commonly known as 215 Clover Street, City of Caliente, County of Lincoln, State of Nevada, and more particularly described as:

APN #03-174-19, and further described as follows:

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. AND M., BEING A PORTION OF THE MODERN TWONSITE OF CALIENTE, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1-B AS SHOWN ON PARCEL MAP FILED APRIL 25, 1991 IN THE LINCOLN COUNTY RECORDER'S OFFICE IN BOOK A OF PLATS, PAGE 340 AS FILE NO.96562, LINCOLN COUNTY, NEVADA.

EXCEPTING AND RESERVING ALL MINERALS, COAL, CARBONS, HYDROCARBONS, OIL, GAS, CHEMICAL ELEMENTS AND COMPUNDS, WHETHER IN SOLID, LIQUID OR GASEOUS FORM AND ALL STEAM AND OTHER FORMS OF THERMAL ENERGY ON, IN OR UNDER THE ABOVE DESCRIBED LAND NOT PREVIOUSLY RESERVED AS RESERVED IN A DEED RECORDED DECEMBER 15, 1988 IN BOOK 83 OF OFFICIAL RECORDS, PAGE 412 AS DOCUMENT NO. 90453.

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.

STATE OF NEVADA
DECLARATION OF VALUE

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Page 1 of 1 Fee: \$15.00
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- 1. Assessor Parcel Number(s)
 - a. 03-174-19
 - 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: 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 [Signature] Capacity: Grantor Attorney
 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: Michael J. Harding
 Address: PO Box 562
 City: Caliente
 State: Nevada Zip: 89008

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Dylan V. Frehner, Attorney at Law Escrow # _____
 Address: PO Box 517
 City: Roche State: NV Zip: 89043