

Official Record

Recording requested By  
DYLAN FRETNER, ATTORNEY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: HB

Book- 301 Page-

0038



0148846

APN: ~~A portion of 06-241-61~~  
006-241-75 sm

RETURN RECORDED DEED TO:

Richard J. Livreri  
Shanadean Livreri  
4879 Charlemagne Avenue  
Las Vegas, NV 89130

GRANTEE/MAIL TAX STATEMENTS TO:

Richard J. Livreri  
Shanadean Livreri  
4879 Charlemagne Avenue  
Las Vegas, NV 89130

**DEED UPON DEATH**

We, RICHARD J. LIVRERI and SHANADEAN LIVRERI, husband and wife, as joint tenants with right of survivorship, hereby convey to LORI HENRICKSEN and MICHELE LIVRERI DELUNA, as tenants in common, effective on my death, all right, title, and interest in and to those certain lots, pieces and parcels of land situate in Ursine, County of Lincoln, State of Nevada, and more particularly described as:

~~A Portion of APN 006-241-61~~, and further described as:  
APN 006-241-75 sm

Parcel 1 of Parcel map for Shanadean Livreri, Ronda Hornbeck, Jolene Hatch & Terry Olson, Recorded on October 23<sup>rd</sup>, 2015 in the Official Record of the Lincoln County Recorder's Office, State of Nevada, Document #0148459, in Plat Book D, Page 0175.

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.

///

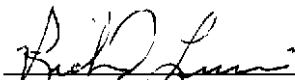
///

///



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

DATED THIS 11 day of Feb., 2016.

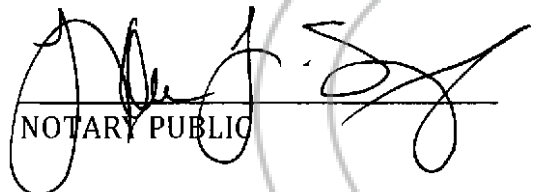
  
RICHARD J. LIVRERI

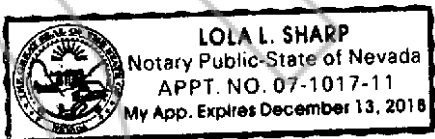
  
SHANADEAN LIVRERI

State of Nevada )  
  )ss.  
County of Lincoln )

Subscribed and sworn to on this 10th day of FEB, in the year 2016, before me, Richard J. Livreri, Shanadean Livreri, by LOLA L. SHARP.

On this 10th day of FEB, in the year 2016, before me, LOLA L. SHARP, personally appeared \*\*\*RICHARD J. LIVRERI and SHANADEAN LIVRERI\*\*\* 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



**STATE OF NEVADA  
 DECLARATION OF VALUE**

Recording requested By  
 DYLAN FREHNER, ATTORNEY

**Lincoln County - NV  
 Leslie Boucher - Recorder**

Page 1 of 2 Fee: \$15.00  
 Recorded By: HB RPTT:  
 Book- 301 Page- 0038

1. Assessor Parcel Number(s)  
 a. A Portion of 06-241-61  
 b. 006-241-75  
 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 \$ ~~1000~~  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ ~~100~~

**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 *Shouqian Suiter* Capacity: GRANTOR  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: (see attached)  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

Print Name: (see attached)  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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



**SELLER (GRANTOR) INFORMATION REQUIRED**

Richard J. Livreri and Shanadean Livreri  
4879 Charlemagne Avenue  
Las Vegas, NV 89130

**BUYER (GRANTEE) INFORMATION REQUIRED**

Lori Henricksen  
7241 Falvo  
Las Vegas, NV 89131

Michele Livreri Deluna  
4119 Forestville  
North Las Vegas, NV 89032

