DOC # 0148982

03/18/2016

01:50 PH

Official Record
Recording requested By
PATRICIA CHRISTMAN

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2
RPTT: Recorded By: HB
Book- 301 Page- 0479

0148982

RPTT:

APN: 003-096-03

MAIL RECORDED DOCUMENT TO: Stanley O. and Patricia A. Christman P.O. Box 816 Caliente, NV 89008

MAIL TAX STATEMENT TO: Stanley O. and Patricia A. Christman P.O. Box 816 Caliente, NV 89008

## DEED UPON DEATH

For valuable consideration, receipt of which is hereby acknowledged, STANLEY O. CHRISTMAN AND PATRICIA A. CLEMENT, husband and wife as Joint Tenants does hereby Grant, Sell, Bargain and Convey to STANLEY O. CHRISTMAN AND PATRICIA A. CHRISTMAN, husband and wife as Joint Tenants with right of Survivorship and then upon their death to TIMOTHY M. CLEMENT, a single man as his sole and separate property, all right, title and interest in the real property commonly known as 281 Osborne Sreet, City of Caliente, County of Lincoln, State of Nevada, and more particularly described as:

Lot Three (3) and the North 49 feet of Lots One (1) and Two (2) in Block Forty-one (41) in the THOS E. DIXON ADDITION to the City of Caliente, Lincoln County, Nevada.

Together with all contents, structures, appliances, fixtures, 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 GRANTORS. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTORS 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 GRANTORS IN THE SAME REAL PROPERTY.

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

Dated this <u>y</u> day of March 2016.

STANLEY O. CHRISTMAN

PATRICIA A. CLEMENT CHRISTMAN

STATE OF NEVADA )

COUNTY OF LINCOLN )

On this  $\underline{y}^{th}$  day of March 2016, before the undersigned, a Senior Justice of the Peace, personally appeared, STANLEY O. CHRISTMAN AND PATRICIA A. CLEMENT CHRISTMAN, personally known to me or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it.

SARAH K. GETKER

SENIOR JUSTICE OF THE PEACE

## DOC # DV-148982

03/18/2016

Zip:

01:50 PM

## Official Record

Recording requested By PATRICIA CHRISTMAN STATE OF NEVADA **DECLARATION OF VALUE FORM** Lincoln County - NV 1. Assessor Parcel Number(s) Leslie Boucher - Recorder a) 903-096-03 b) of 2 Fee: \$15.00 Page 1 RPTT Recorded By: HB c) Book- 301 Page- 0479 d) 2. Type of Property: Single Fam. Res. FOR RECORDER'S OPTIONAL USE ONLY Vacant Land b) 🔽 2-4 Plex c) Condo/Twnhse d) Book: 🏄 Page: e) Apt. Bldg f) Comm'l/Ind'l Date of Recording: Agricultural h) Mobile Home Notes: g) Other 3. Total Value/Sales Price of Property \$ Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: \$ Real Property Transfer Tax Due \$ 4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section b. Explain Reason for Exemption: 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. Capacity arento Signature Signature Capacity \_\_\_ **SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION** Print Name: PATRICIO A. CHRISTMAN (REQUIRED) Print Name: STANLEY O.CHRETMAN Address: BOX 816 Address: Box 8 16 City: CALIENTE City: CALIENTE Zip: \$9048 Zip: 89008 State: N√ State: No COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: Escrow #:

Address:

City:



STATE OF NEVADA	^
DECLARATION OF VALUE FORM	
1. Assessor Parcel Number(s)	
a) <u>003.096-03</u> b)	\ \
b) c)	\ \
d)	\ \
2. Type of Property:	
a) Vacant Land b) Single Fam	. Res. FOR RECORDER'S OPTIONAL USE ONLY
c) Condo/Twnhse d) 2-4 Plex	
e) Apt. Bldg f) Comm'l/Ind	
	8
g) Agricultural h) Mobile Hor Other	ne Notes.
3. Total Value/Sales Price of Property	<u> </u>
Deed in Lieu of Foreclosure Only (value of p	
Transfer Tax Value:	\$
Real Property Transfer Tax Due	\$ S
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.09	0. Section
b. Explain Reason for Exemption:	
5. Partial Interest: Percentage being transferred:	%
The undersigned declares and acknowledge	
NRS 375.060 and NRS 375.110, that the informa	
information and belief, and can be supported by o	
information provided herein. Furthermore, the pa	
exemption, or other determination of additional ta	
due plus interest at 1% per month. Pursuant to N	
jointly and severally liable for any additional amo	
, , , , ,	
Signature	Capacity
	<del></del>
Signature	Capacity
	/ / /
SELLER (GRANTOR) INFORMATION	<b>BUYER (GRANTEE) INFORMATION</b>
(REQUIRED)	(REQUIRED)
Print Name:	Print Name: Timothy M Clement
Address:	Address: Ch Ventura Rossus Missien
City:	Address: Clo Ventura Rescue Mission City 20 20 15 675 57 1000
State: Zip:	State: <u>Ca</u> Zip: <u>93030</u>
· / /	
COMPANY/PERSON REQUESTING RECO	RDING (required if not seller or buyer)
Print Name:	Escrow #:
Address:	
City:	State: Zip:

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED