

Official RecordRecording requested By
DYLAN FREHNER

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: AE

Book- 306 Page- 0256

APN: 001-095-02
001-095-29
001-095-30
006-361-09

RETURN RECORDED DEED TO:

Edward E. Wright
P.O. Box 240
Pioche, NV 89043



0150290

GRANTEE/MAIL TAX STATEMENTS TO:

Edward E. Wright
P.O. Box 240
Pioche, NV 89043

DEED UPON DEATH

THIS INDENTURE, made and entered into this 27th day of September, 2016, I, Edward E. Wright, a widowed man, the parties of the first part, hereinafter referred to as "GRANTOR", hereby convey to Todd E. Wright and Halli C. Cox, as tenants in common, and as, the party of the second part, hereinafter referred to as "GRANTEES." Effective upon my death, the following described real property:

All that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

All of Lots 1, 2, 3, 4, 5, 6, 7, 62, 63, 64, A in Block 25, as described on the official plat of the Town of Pioche, now on file in the Office of the Lincoln County Recorder, Pioche, Nevada, together with any and all improvements thereon.

ASSESSOR PARCEL NUMBER: 001-095-30, 001-095-29

All of its right, title and interest in and to that certain residence and the use of the surface rights of those two certain parcels numbered eight (8) and nine (9) at Caselton, Lincoln County, Nevada, more particularly shown in Exhibit "A" attached hereto and made a part hereof by reference (the "Property").

ASSESSOR PARCEL NUMBER: 006-361-09

APN 001-095-02 ROLL-01891 All of Lots Eleven (11), Twelve (12), Thirteen (13) and the North two (2) feet of lot Fourteen (14) in Block Twenty-Five (25) as shown on the Official Plat of the Town of Pioche on file in the office of the County Recorder of Lincoln County at Pioche, Nevada. Said plot of ground being approximately 81 feet fronting on Meadow Valley Street and approximately 100 feet deep.

ASSESSOR PARCEL NUMBER: 001-095-02



TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEES, and to their heirs and assigns, forever.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTORS WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO SUBSECTION 1 OF NRS 111.109 REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE GRANTORS' ENTIRE INTEREST IN THE SAME REAL PROPERTY.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand the day and year first above written.

Edward E Wright

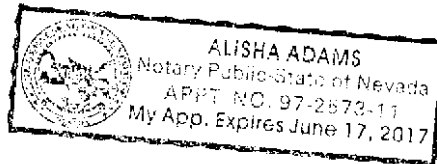
EDWARD W. WRIGHT

State of Nevada)
)ss.
County of Lincoln)

On this 27th day of September, 2016, ***EDWARD E. WRIGHT, also known as EDWARD WRIGHT*** personally appeared before me and proved to me to be the person described in and who executed the foregoing Deed Upon Death, who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Alisha Adams
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
DYLAN FREHNER

Lincoln County - NV
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Page 1 of 2 Fee: \$15.00
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- 1. Assessor Parcel Number(s)
 - a. 001-095-02
 - b. 001-095-29
 - c. 001-095-30
 - d. 006-361-09

- 2. Type of Property:

<ul style="list-style-type: none"> a. <input checked="" type="checkbox"/> Vacant Land c. <input type="checkbox"/> Condo/Twnhsc 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 checked="" 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 become effective upon the death of the grantor per NRS 111.655 & 111.699

- 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 Edward E Wright Capacity: Grantor

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Edward E. Wright
Address: P.O. Box 240
City: Pioche
State: Nevada Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: See Attached
Address: _____
City: _____
State: _____ Zip: _____

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

Print Name: Dylan Frehner
Address: P.O. Box 517
City: Pioche

Escrow # _____
State: NV Zip: 89043



SELLER (GRANTOR)/ BUYER (GRANTEE) INFORMATION

SELLER (GRANTOR)

Edward E. Wright
P.O. Box 240
Pioche, Nevada 89043

BUYER (GRANTEE)

Todd E. Wright
P.O. Box 294
Pioche, Nevada 89043

Halli C. Cox
P.O. Box 116
Pioche, Nevada 89043

