

**Official Record**Recording requested By  
DYLAN V. FREHNER, ESQLincoln County - NV  
Leslie Boucher - RecorderFee: \$15.00 Page 1 of 2  
RPTT: Recorded By: AE  
Book- 308 Page- 0410

APN: 001-240-18



## RETURN RECORDED DEED TO:

Gladys A. Glendenning  
P.O. Box 748  
Pioche, NV 89043

## GRANTEE/MAIL TAX STATEMENTS TO:

Gladys A. Glendenning  
P.O. Box 748  
Pioche, NV 89043**DEED UPON DEATH**

THIS INDENTURE, made and entered into this 20<sup>th</sup> day of December, 2016, I, Gladys A. Glendenning, a widowed woman, the parties of the first part, hereinafter referred to as "GRANTOR", hereby convey to James M. Glendenning and Georgianne Meyers, as joint tenants with right of survivorship, 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:

ASSESSOR PARCEL NUMBER: 001-240-18

The Southwest Quarter (SW  $\frac{1}{4}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section 14, Township 1 North, Range 67 East, M.D.B. & M.

Said Parcel is also described as:

Parcel No. 2 of Parcel Map for Paul S. Brown recorded August 1, 1994 as File No. 102129 in Book "A" of Plats, Page 422, filed in the Office of the County Recorder, Lincoln County, Nevada.

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.

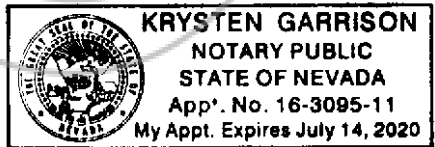
*Gladys A. Glendenning*  
GLADYS A. GLENDENNING

State of Nevada )  
  )ss.  
County of Lincoln )

On this 20 day of December 2016, \*\*\*GLADYS A. GLENDENNING\*\*\* 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.

*Krysten Garrison*  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
DYLAN V. FREHNER, ESQ

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$15.00  
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- 1. Assessor Parcel Number(s)
  - a. 001-240-18
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

- 2. Type of Property:
 

a. <input type="checkbox"/> Vacant Land	b. <input 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 checked="" 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 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 [Signature] Capacity: Grantor

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

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

Print Name: Gladys A. Glendenning  
Address: P.O. Box 748  
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 V. Frehner, Esq.  
Address: P.O. Box 517  
City: Pioche

Escrow # n/a  
State: Nevada Zip: 89043



**Seller (Grantor Information)/Buyer (Grantee Information)**

**Seller (Grantor Information)**

Gladys A. Glendenning  
P.O. Box 748  
Pioche, Nevada 89043

**Buyer (Grantee Information)**

James M. Glendenning  
1649 Heritage Circle, Unit B  
Anaheim, California 92804

Georgianne Meyers  
2020 N. Guthrie, #E6  
San Bernardino, CA 92404

