

Official RecordRecording requested By
DYLAN V. FREHNER

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: AE

Book- 308 Page- 0504

APN: 001-057-16
001-057-17

RETURN RECORDED DEED TO:

Kenzie L. Constantine
P.O. Box 453
Pioche, NV 89043

GRANTEE/MAIL TAX STATEMENTS TO:

Kenzie L. Constantine
P.O. Box 453
Pioche, NV 89043**DEED UPON DEATH**

THIS INDENTURE, made and entered into this 17th day of January, 2017, I, Kenzie L. Constantine, a widowed man, the parties of the first part, hereinafter referred to as "GRANTOR", hereby convey to Dawn Ranae Ward, Jamie Lynn Detrano, and Travis Constantine, 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:

Said description is Lots 55, 56 and a portion of Lot 57, in Block 37 situate in Town of Pioche. All that certain lot, piece or parcel of land situate in the County of Lincoln, State of Nevada, described as follows:

**Beginning at the Southeast corner of this parcel at a point from which the Northeast corner of Section 22, Township 1 North, Range 67 East, M.D.B.&M., bears North 45°53'01" East, a distance of 2,432.37 feet;
Thence South 85°07'58" West, a distance of 116.30 feet to the SW corner;
Thence North 09°19'46" West, a distance of 57.01 feet to the NW Corner;
Thence South 86°00'46" East, a distance of 120.51 feet to the NE Corner;
Thence South 04°52'02" East, a distance of 54.99 feet to the point of beginning.**

ASSESSOR PARCEL NUMBER: 001-057-16

That certain parcel of land situate and being lot numbers Fifty-seven(57) and Fifty-eight (58) in Block number Thirty-seven (37) in the said town of Pioche, Lincoln County, Nevada.

ASSESSOR PARCEL NUMBER: 001-057-17

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.

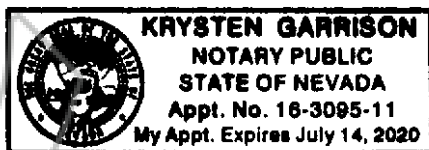
Kenzie L. Constantine
KENZIE L. CONSTANTINE

State of Nevada)
)ss.
County of Lincoln)

On this 17th day of January, 2017, ***KENZIE L. CONSTANTINE, also known as KENZIE CONSTANTINE*** 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

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Page 1 of 2 Fee: \$15.00
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- 1. Assessor Parcel Number(s)
 - a. 001-057-16
 - b. 001-057-17
 - 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 \$ _____
- 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 *Kenzie L. Constantine* Capacity: Grantor

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Kenzie L. Constantine
Address: P.O. Box 453
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
Address: P.O. Box 517
City: Pioche

Escrow # w/a
State: NV Zip: 89043



SELLER (GRANTOR)/ BUYER (GRANTEE) INFORMATION

SELLER (GRANTOR)

Kenzie Constantine

P.O. Box 453

Pioche, Nevada 89043

BUYER (GRANTEE)

Dawn Ranae Ward

9755 Gentle Spirit Drive

Las Veags, Nevada 89148

Jamie Lynn Detrano

624 N. Nottingham Road

Lawrence, KS 66049

Travis Constantine

508 Rancho Del Sol Way

N. Las Vegas, Nevada 89031

