

Official RecordRecording requested By
MICHAEL GLEN SPARROWLincoln County - NV
Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: AE

Book- 308 Page- 0603

APN 004-131-16

**DEED UPON DEATH**

I, MARIAN H. SPARROW-GOOCH, a married woman as her sole and separate property, hereby convey to DEANN PETERSON, JILL MILLER and MICHAEL GLEN SPARROW as Tenants in Common, or to their heirs by right of representation, per stirpes, effective on my death, all right, title and interest in the following real property in the County of Lincoln, State of Nevada:

**SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF**

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 ENTIRE INTEREST OF THE GRANTOR(S) IN THE SAME REAL PROPERTY.

A handwritten signature in black ink that reads "Marian H. Sparrow-Gooch". The signature is written in a cursive style with some loops and flourishes. It is positioned above a horizontal line that serves as a separator from the printed name below.

Marian H. Sparrow-Gooch



Exhibit "A"

Legal Description

APN: 004-131-16

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

Lot 33 of ALAMO SOUTH SUBDIVISION TRACT NO. 1, UNIT NO. 1, as shown on that certain final plat filed for record in the office of the Lincoln County Recorder on the 13th day of January, 1977, in Book A-1 of Plats, page 124, assigned No. 59020.

EXCEPTING AND RESERVING all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in the said tract as reserved in the land patent recorded April 9, 1927 in Book C-1 of Deeds, page 296 as File No. 3965, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2003 - 2004: 04-131-16



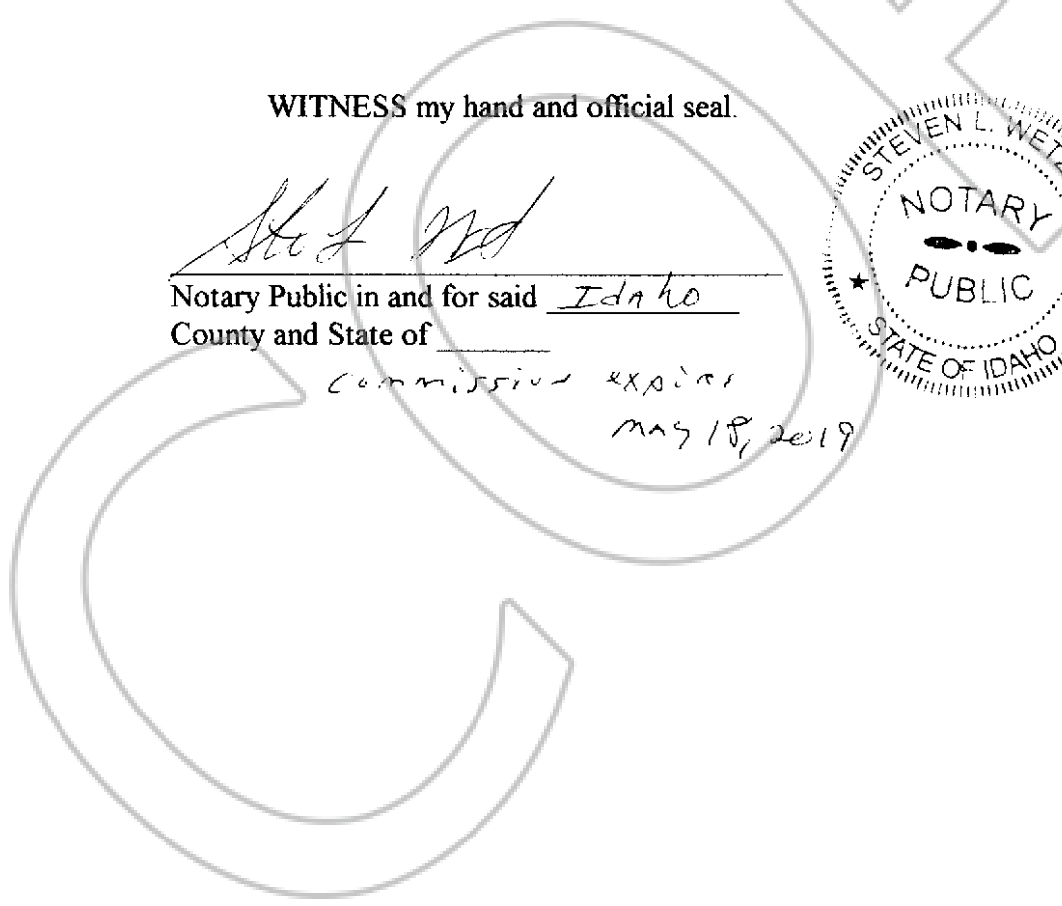
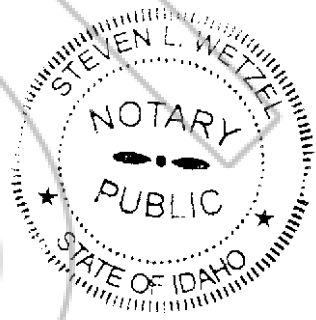
STATE OF Idaho)
)
COUNTY OF ~~CLARK~~ Bonanza) ss:

On this 30 day of August, 2015, before me, the undersigned, a Notary Public in and for said state, personally appeared MARIAN H. SPARROW-GOOCH, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed this instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public in and for said Idaho
County and State of _____

Commission expires
May 18, 2019



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STATE OF NEVADA
DECLARATION OF VALUE FORM

- Assessor Parcel Number(s)
 - 004-131-16
 -
 -
 -

- Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input checked="" 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 type="checkbox"/> Mobile Home
<input type="checkbox"/> Other	

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 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:

- Transfer Tax Exemption per NRS 375.090, Section 10
 - Explain Reason for Exemption: A conveyance of real property by deed which becomes effective upon the death of grantor.
- 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 _____ Capacity _____
 Signature Michael H. Sparrow Capacity Buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Marian H. Sparrow - Gooch</u>	Print Name: <u>See Attachment</u>
Address: <u>330 Theresa Ln.</u>	Address: _____
City: <u>Alamo</u>	City: _____
State: <u>NV</u> Zip: <u>89001</u>	State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____



Attachment Grantee Information

DEANN PETERSON
3372 N. 1000 E.
North Ogden, UT 84414, USA

Jill Miller
390 Advantage Ln
Ammon, ID 83406, USA

Michael Glen Sparrow
3691 Whipple Ln.
Hiko, NV 89017, USA

