

APN: 003-085-14

RETURN RECORDED DEED TO:

Kathleen A. Yeary
P.O. Box 496
Caliente, Nevada 89008

GRANTEE/MAIL TAX STATEMENTS TO:

Kathleen A. Yeary
P.O. Box 496
Caliente, Nevada 89008**DEED UPON DEATH**

THIS INDENTURE, made and entered into this 17th day of March, 2017, I, Kathleen A. Yeary, an unmarried woman, the party of the first part, hereinafter referred to as "GRANTOR", hereby convey to Joshua Lloyd Yeary, an unmarried man, as his sole and separate property, the party of the second part, hereinafter referred to as "GRANTEE." 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:

LOT NUMBERED FOUR (4) IN BLOCK NUMBERED SIXTEEN (16) OF THE THOMAS E. DIXON ADDITION TO THE CITY OF CALIENTE, AS SAID LOT AND BLOCK ARE SHOWN ON THE OFFICIAL PLAT OF SAID ADDITION, NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

ASSESSOR PARCEL NUMBER: 003-085-14

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.

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

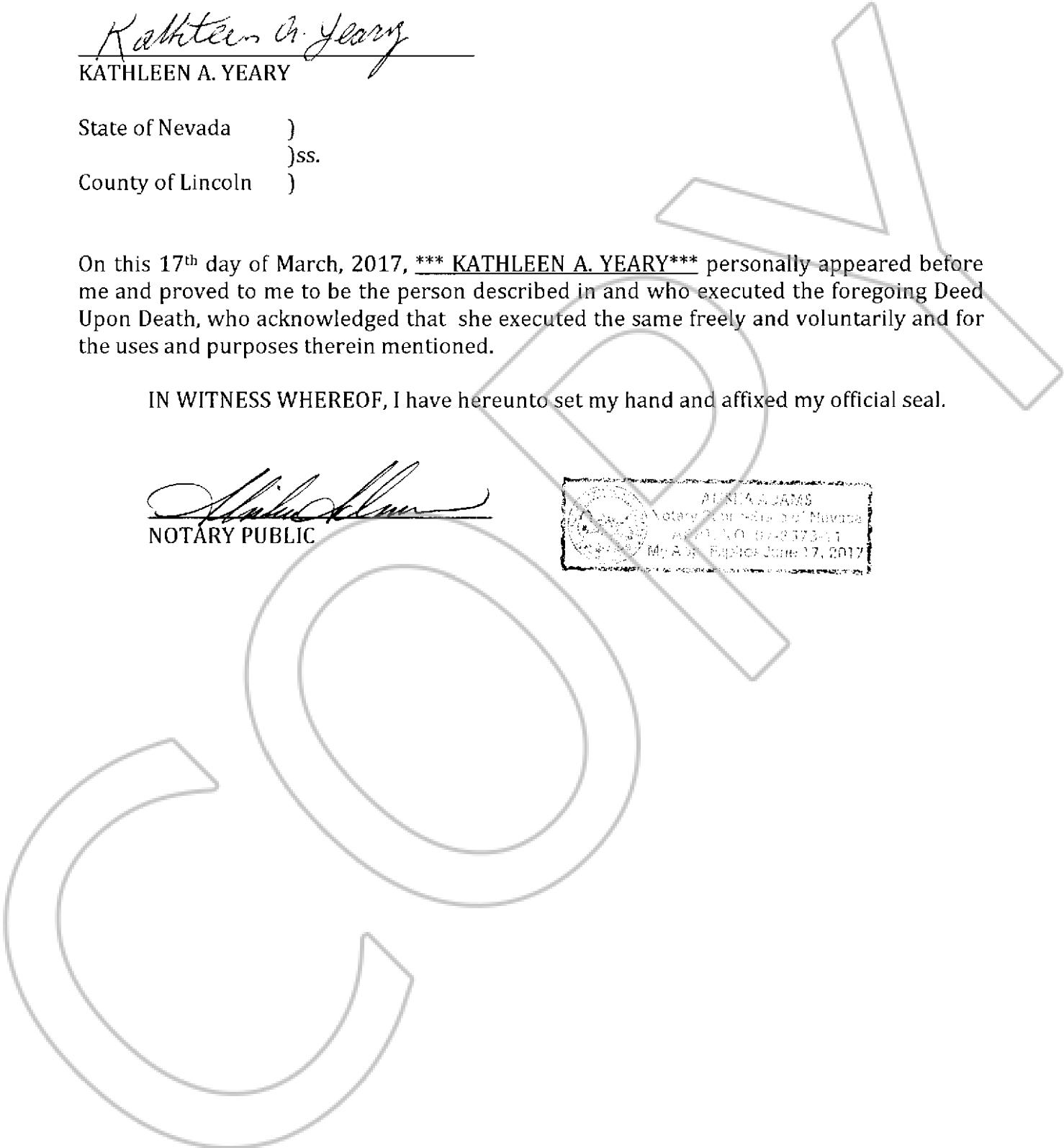
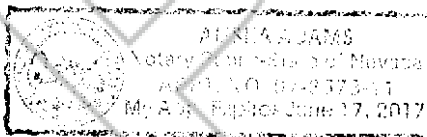
Kathleen A. Yearly
KATHLEEN A. YEARY

State of Nevada)
)ss.
County of Lincoln)

On this 17th day of March, 2017, *** KATHLEEN A. YEARY*** 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 she 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.

[Signature]
NOTARY PUBLIC



**STATE OF NEVADA
 DECLARATION OF VALUE**

Recording requested By
 DYLAN V. FREHNER

**Lincoln County - NV
 Leslie Boucher - Recorder**

Page 1 of 1 Fee: \$15.00
 Recorded By: AE RPTT:
 Book- 309 Page- 0512

1. Assessor Parcel Number(s)
 a. 003-085-14
 b. _____
 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 Kathleen A. Yeary Capacity: Grantor

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Kathleen A. Yeary
 Address: P.O. Box 496
 City: Calliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Joshua Lloyd Yeary
 Address: 5032 Milange Street
 City: N. Las Vegas
 State: Nevada Zip: 89031

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

Print Name: Dylan V. Frehner
 Address: P.O. Box 511
 City: Las Vegas

Escrow # 10/7
 State: NV Zip: 89003