

Official Record

Recording requested By
DYLAN FREHNER

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT

Recorded By: AE

Book- 309 Page- 0514

APN: 003-121-50
003-121-51

RETURN RECORDED DEED TO:

Ronal Chad Young
P.O. Box 84
Caliente, Nevada 89008

0151027

GRANTEE/MAIL TAX STATEMENTS TO:

Ronal Chad Young
P.O. Box 84
Caliente, Nevada 89002**DEED UPON DEATH**

THIS INDENTURE, made and entered into this 17th day of MARCH, ²⁰¹⁷2016, I, Ronal Chad Young and Brenda Young, husband and wife, and as, the parties of the first part, hereinafter referred to as "GRANTORS", hereby convey to John Reese Willingham and Susan Young Willingham, husband and wife, as joint tenants with rights 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:

APN: 003-121-50 and 003-121-51, consisting of approximately 4.93 acres and further described as:

Parcel 1 and Parcel 1A of the Parcel Map For Ronal Chad and Brenda Young In the NE1/4 SW1/4 and NW1/4 SE1/4 Section 7, Township 4 South, Range 67 East, M.D.M. In the City of Caliente, Lincoln County, Nevada, Recorded on June 5, 2016 in the Official Record of the Lincoln County Recorder's Office, State Of Nevada, Document #0150026, in Book D, Page 0211.

Along with the private access road from the above described property to Highway 93 and further described as:

That remaining portion of the deed recorded in Real Estate Deeds, Book N-1, Page 440-441 (and subsequent Correction Deed recorded Book 96, Pages 215-218 Tract Three) after the Lincoln County Road Yard was deeded out by deed to Lincoln County, (Book 9, Page 177) and shown in the Record of Survey Plat Book B, Page 356 as "Private Lane", all preceding recordings in Lincoln County, Nevada Records; being located in the SW1/4 Section 7, T. 4S., R.67E., M.D.M., and which said "Private Lane" is more particularly described as follows:



**Beginning at the northwesterly corner of said Private Lane monumented by a rebar & cap stamped L Smith PLS 12751, at a point from which the southwest corner of said Section 7, a standard B.L.M. brass cap, bears S62°40'37"W 2582.64';
 Thence N43°31'35"E 451.19' along the B.L.M Yard southeast boundary to a 3 inch O.D. pipe 5'3" high;
 Thence S63°24'52"E 41.06' to a rebar & cap stamped L SMITH PLS 12751;
 Thence S43°31'35"W 455.61' to a rebar and cap stamped L SMITH PLS 12751;
 Thence N57°21'07"W 40.00' to the point of beginning,
 Containing 17,810 square feet more or less.**

**The Basis of Bearings is the south line of said Section 7 being S88°52'20"E.
 End of description.**

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.

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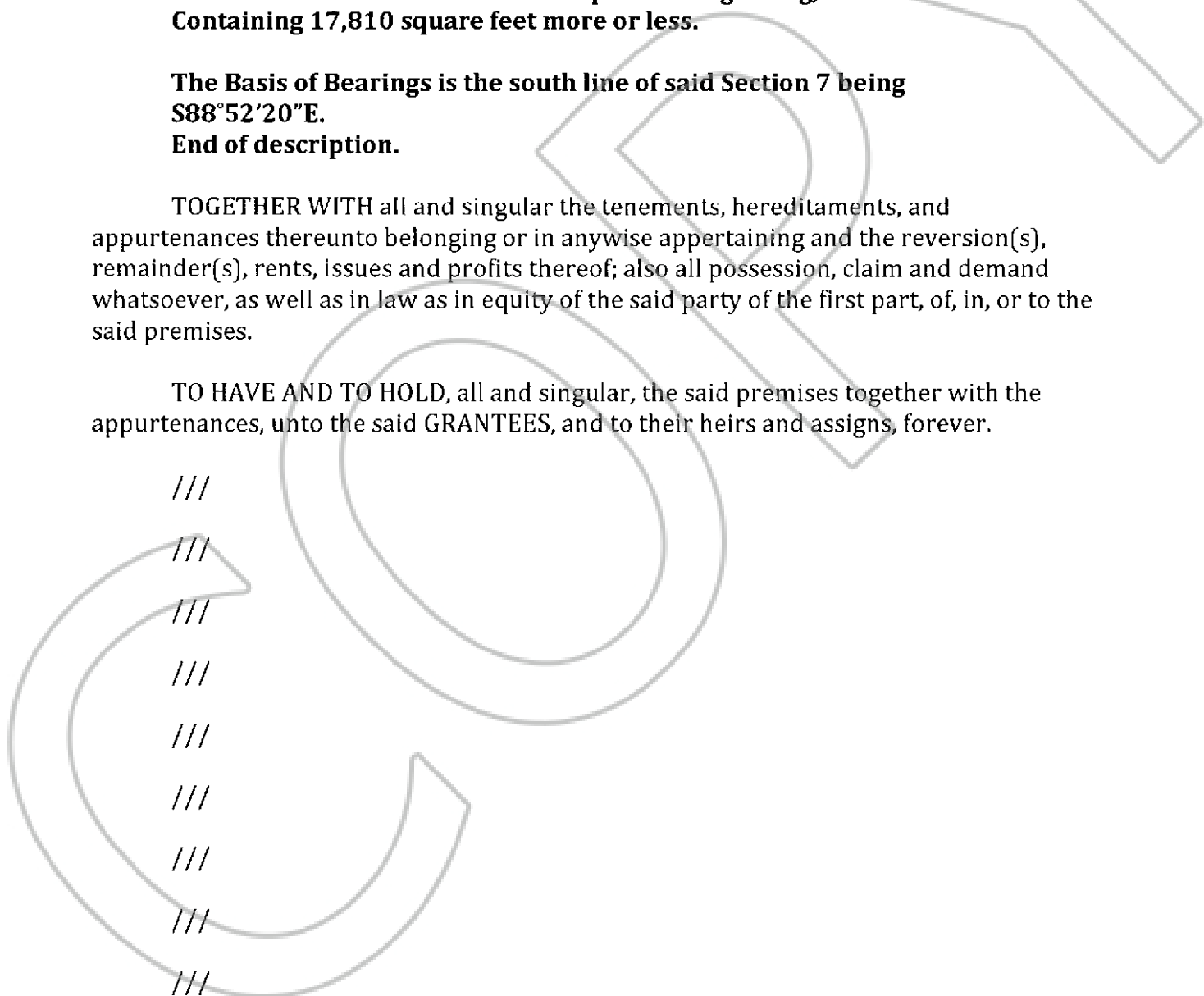
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THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTORS WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO SUBSECTION 1 OF NRS 111.109 REGARDLESS OF WHETHER THE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

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hand the day and year first above written.

Ronal Chad Young by Brenda Young
RONAL CHAD YOUNG

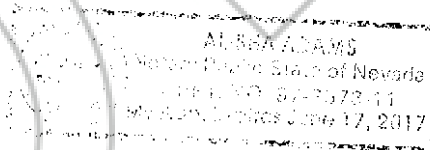
Brenda Young
BRENDA YOUNG

State of Nevada)
)ss.
County of Lincoln)

On this 17th day of March, ²⁰¹⁷~~2016~~, ***RONAL CHAD YOUNG AND BRENDA YOUNG*** 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 they 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.

Alisa Adams
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
DYLAN FREHNER

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$16.00
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1. Assessor Parcel Number(s)
 - a. 003-121-50
 - b. 003-121-51
 - c. _____
 - d. _____

2. Type of Property:

<ol style="list-style-type: none"> a. <input type="checkbox"/> Vacant Land c. <input type="checkbox"/> Condo/Twnhse e. <input type="checkbox"/> Apt. Bldg g. <input type="checkbox"/> Agricultural <input type="checkbox"/> Other 	<ol 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: Conveyance is by deed which becomes effective upon the death of the grantors

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 Brenda Young Capacity: Grantor

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Ronal Chad and Brenda Young

Address: P.O. Box 84

City: Caliente

State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: _____

Address: _____

City: _____

State: _____ Zip: _____

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

Print Name: Dylan Frehner Escrow # _____

Address: P.O. Box 517

City: Pioche State: NV Zip: 89043



GRANTOR/GRANTEE
INFORMATION

John Reese Willingham and
Susan Young Willingham
P.O. Box 1044
Caliente, Nevada 89008

