

## Official Record

Recording requested By  
DYLAN V. FREHNERLincoln County - NV  
Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: AE

Book- 310 Page- 0228

APN: 001-192-30

## RETURN RECORDED DEED TO:

James Eugene Stanton &  
Tamara Yturiaga-Stanton  
P.O. Box 771  
Panaca, Nevada 89042

## GRANTEE/MAIL TAX STATEMENTS TO:

James Eugene Stanton &  
Tamara Yturiaga-Stanton  
P.O. Box 771  
Panaca, Nevada 89042**DEED UPON DEATH**

THIS INDENTURE, made and entered into this 11<sup>th</sup> day of APRIL, 2017, We, James Eugene Stanton and Tamara Yturiaga Stanton, husband and wife, the party of the first part, hereinafter referred to as "GRANTORS", hereby convey to Heidi Matlock, as her sole and separate property and Steven Hollander, as his sole and separate property, 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:

**PARCEL 5B of the Parcel Map for a portion of the SW ¼ of Section 15, T1N, R67E, M.D.M. Prepared at the instance of William D. and A. Corrine Hogan, recorded in the office of the County Recorder of Lincoln County, on October 5, 2010, as Document No. 101188 and found in Plat Book A, page 396. Located in the Town of Pioche, Lincoln County, Nevada.  
ASSESSOR PARCEL NUMBER: 001-192-30**

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 GRANTEE, 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 their hand the day and year first above written.

James Eugene Stanton  
JAMES EUGENE STANTON

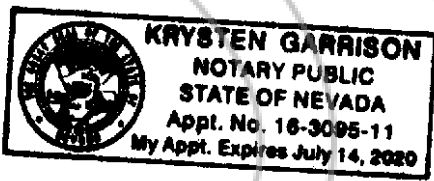
Tamara Yturiaga-Stanton  
TAMARA YTURIAGA-STANTON

State of Nevada )  
                                  )ss.  
County of Lincoln )

On this 11th day of April, 2017, \*\*\* JAMES EUGENE STANTON and TAMARA YTURIAGA-STANTON\*\*\* 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/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.

Krysten Garrison  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
DYLAN V. FREHNER

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$15.00  
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- 1. Assessor Parcel Number(s)
  - a. 001-192-30
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

- 2. Type of Property:
 

<ul style="list-style-type: none"> <li>a. <input type="checkbox"/> Vacant Land</li> <li>c. <input type="checkbox"/> Condo/Twnhse</li> <li>e. <input type="checkbox"/> Apt. Bldg</li> <li>g. <input type="checkbox"/> Agricultural</li> <li><input type="checkbox"/> Other</li> </ul>	<ul style="list-style-type: none"> <li>b. <input checked="" type="checkbox"/> Single Fam. Res.</li> <li>d. <input type="checkbox"/> 2-4 Plex</li> <li>f. <input type="checkbox"/> Comm'l/Ind'l</li> <li>h. <input type="checkbox"/> Mobile Home</li> </ul>
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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: 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 James Eugene Hall Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: Grantee

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

Print Name: See Attached  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**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: Packio

Escrow # \_\_\_\_\_  
 State: NV Zip: 89043



**STATE OF NEVADA**  
**DECLARATION OF VALUE**  
**GRANTOR/GRANTEE**  
**INFORMATION**

**GRANTORS**

James Eugene Stanton &  
Tamar Yturiaga-Stanton  
P.O. Box 771  
Panaca, Nevada 87042

**GRANTEES**

Heidi Matlock  
20570 Gopher Drive  
Sonora, California 95370

Steven Hollander  
608 Violet Street  
Modesto, California 95356

