

APN: 001-102-06  
001-102-07  
001-103-14

## RETURN RECORDED DEED TO:

Jack Tanner Lee and Jimmie Sue Lee  
P.O. Box 337  
Pioche, Nevada 89043



## GRANTEE/MAIL TAX STATEMENTS TO:

Jack Tanner Lee and Jimmie Sue Lee  
P.O. Box 337  
Pioche, Nevada 89043

**DEED UPON DEATH**

THIS INDENTURE, made and entered into this 19<sup>th</sup> day of May, 2017, We, Jack Tanner Lee and Jimmie Sue Lee, husband and wife, the party of the first part, hereinafter referred to as "GRANTORS", hereby convey to Beau Carlson, as his sole and separate property, and as, 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:

APN 001-102-06, 137 Davis Street, and further described as:  
BLK. 20, Lots 15, 16 & 17.

APN 001-102-07, 145 Davis Street, and further described as:  
Lots numbered Eighteen (18) and Nineteen (19) in Block  
numbered Twenty (20) in the town of Pioche, County of  
Lincoln, State of Nevada.

APN 001-103-14, and further described as:  
All of Lot #38 in Block #19. As said lot and block are  
delineated and described on the official plat on file and of  
record in the Office of the County Recorder of Lincoln County,  
Nevada

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 his 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.

*[Handwritten signature]*

JACK TANNER LEE

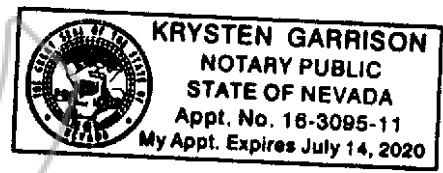
*[Handwritten signature]*  
JIMMIE SUE LEE

State of Nevada )  
                                  )ss.  
County of Lincoln )

On this 19<sup>th</sup> day of May, 2017, \*\*\* JACK TANNER LEE and JIMMIE SUE LEE\*\*\* 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.

*[Handwritten signature]*  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
DYLAN FREHNER

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$15.00  
Recorded By: AK RPTT:  
Book- 311 Page- 0387

- 1. Assessor Parcel Number(s)
  - a. 001-102-06
  - b. 001-102-07
  - c. 001-103-14
  - d. \_\_\_\_\_

- 2. Type of Property:
 

a. <input type="checkbox"/> Vacant Land	b. <input 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 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 *Jimmie Sue Lee* 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, Esq.  
 Address: P.O. Box 517  
 City: Pioche

Escrow # n/a  
 State: Nevada Zip: 89043



SELLER (GRANTOR)/ BUYER (GRANTEE) INFORMATION

SELLER (GRANTOR)

Jack Tanner Lee and Jimmie Sue Lee

P.O. Box 337

Pioche, Nevada 89043

BUYER (GRANTEE)

Beau Carlson

P.O. Box 413

Panaca, Nevada 89042

