

Official Record

Recording requested By  
LYNN D. & RITA IVIE

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2  
RPTT: Recorded By: AE  
Book- 312 Page- 0549

APN: 03-191-10

RETURN RECORDED DEED TO:

Lynn D. Ivie  
Rita Ivie  
P.O. Box 556  
Caliente, NV 89008



GRANTEE/MAIL TAX STATEMENTS TO:

Lynn D. Ivie  
Rita Ivie  
P.O. Box 556  
Caliente, NV 89008

**DEED UPON DEATH**

We, LYNN D. IVIE and RITA IVIE, husband and wife, as joint tenants with right of survivorship, hereby convey to ROBERT JOSEPH ALMARAZ and JADELYNN ASHLEY GRIER, as joint tenants with right of survivorship, effective on our death, all right, title, and interest in the real property commonly known as 296 Denton Heights, City of Caliente, County of Lincoln, State of Nevada, and more particularly described as:

APN #03-191-10, and further described as follows:

Lots 39 and all of the Northerly Half of Lot 41 in Block "A" of DENTON HEIGHTS ADDITION TO THE CITY OF CALIENTE, as shown by map thereof recorded September 11, 1906 in Book A of Plats, Page 14, in the Office of the County Recorder of Clark County, Nevada.

TOGETHER WITH all improvements, tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues, or profits thereof.

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

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THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

DATED THIS 6th day of July, 2017.

Lynn D. Ivie  
LYNN D. IVIE

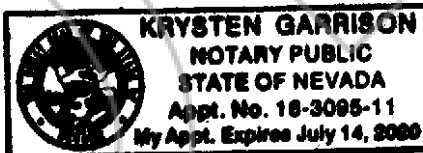
Rita Ivie  
RITA IVIE

State of Nevada )  
                                  )ss.  
County of Lincoln )

Subscribed and sworn to on this 6th day of July, in the year 2017, before me, Krysten Garrison by Lynn D. Ivie and Rita Ivie.

On this 6th day of July, in the year 2017, before me, Krysten Garrison, personally appeared \*\*\*LYNN D. IVIE and RITA IVIE\*\*\* personally known by me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he or she executed it.

Krysten Garrison  
NOTARY SEAL



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STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 03-191-10
- 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 RECORDER'S OPTIONAL USE ONLY  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. 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:

- a. Transfer Tax Exemption per NRS 375.090, Section 10
- b. Explain Reason for Exemption: Conveyance of real property by deed which becomes effective upon the death of grantor

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 [Signature] Capacity Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Lynn D. Ivie and Rita Ivie  
Address: PO Box 556  
City: Caliente  
State: NV Zip: 89008

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Robert Joseph Almaraz and Jadelynn Ashley Grier  
Address: PO Box 926  
City: Panaca  
State: NV Zip: 89042

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_