

Official Record

Recording requested By  
THE DEC LAW FIRM, PC

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$41.00 Page 1 of 3  
RPTT: Recorded By: AK  
Book- 312 Page- 0623



0152376

Requested By, Mail Tax Statements to:

Jerry Lynn Smith  
274 Blue Spruce St  
Pioche, Nevada 89043

When Recorded Mail To:

Attention: Willing Deeds  
8940 Main Street, Suite 2  
Clarence, NY 14031

Assessor's Parcel Number:

001-341-55

**DEED UPON DEATH**  
(N.R.S. 111.655 to 111.699)

I, Jerry Lynn Smith

hereby convey to:

Crystal Gail Smith  
Jenell Alesha Busch

as the sole and separate property of such beneficiaries, effective on my death, all right, title and interest in the real property commonly known as 274 Blue Spruce St, Pioche, Nevada 89043, Lincoln County, or located in the County of Lincoln, State of Nevada, and more particularly described as set forth on Exhibit A hereto.

Prior Instrument Description:

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.

If either beneficiary does not survive me, upon my death I convey his or her intended share to the surviving beneficiary.

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 GRANTOR 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 ENTIRE INTEREST OF THE GRANTOR IN THE SAME REAL PROPERTY.

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

[SIGNATURE PAGE FOLLOWS]



**Signatures:**

Executed on the date set forth below.

[Handwritten Signature]  
Jerry Lynn Smith

6-17-2017  
Date

**Acknowledgement of Notary Public**

STATE OF NEVADA  
COUNTY OF LINCOLN

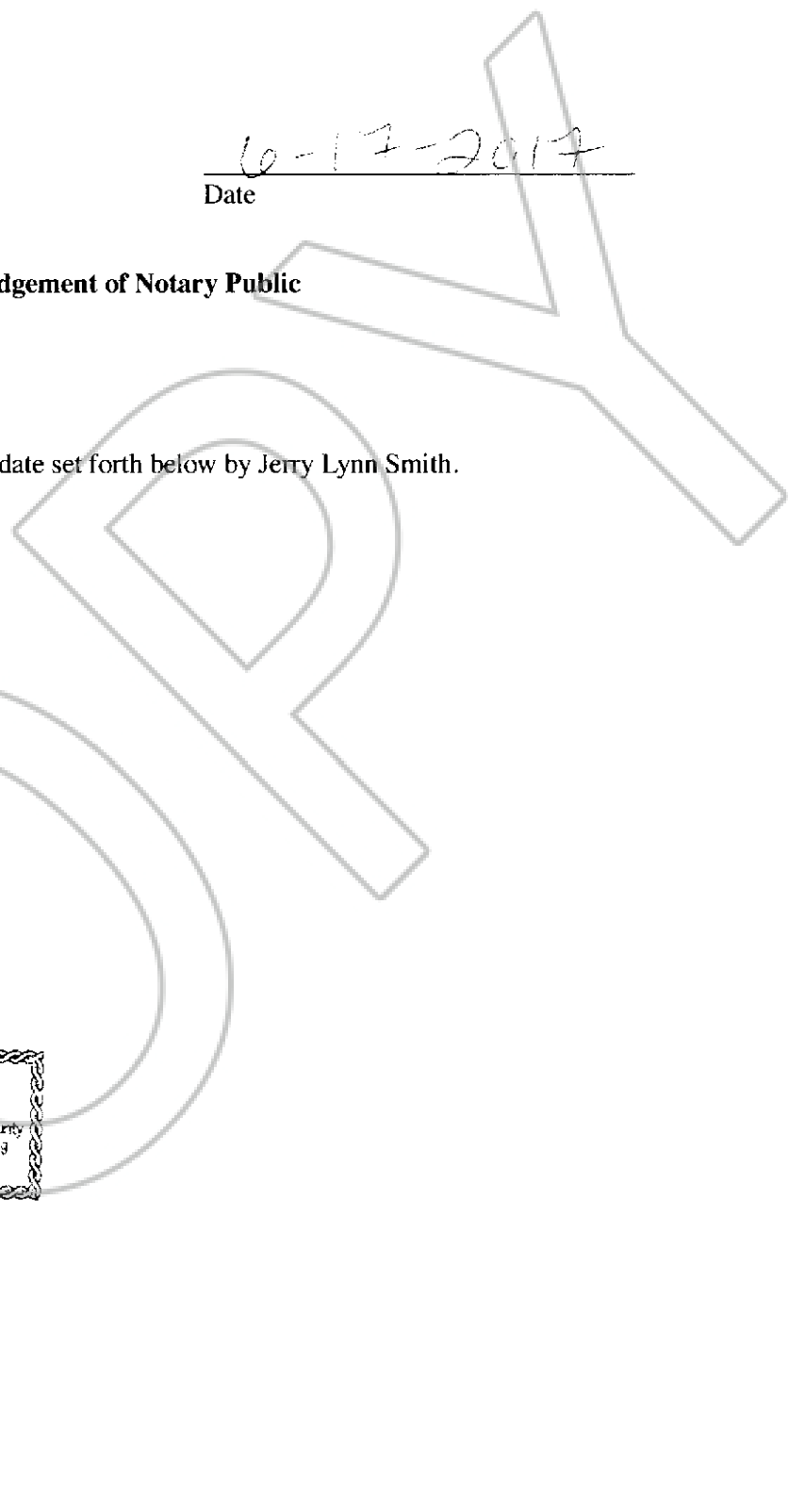
This deed was acknowledged before me on the date set forth below by Jerry Lynn Smith.

Shelley Ebert  
Notary Signature

Shelley Ebert  
Printed Name and Title

6-17-2017  
Date

7-15-19  
Commission expiration date





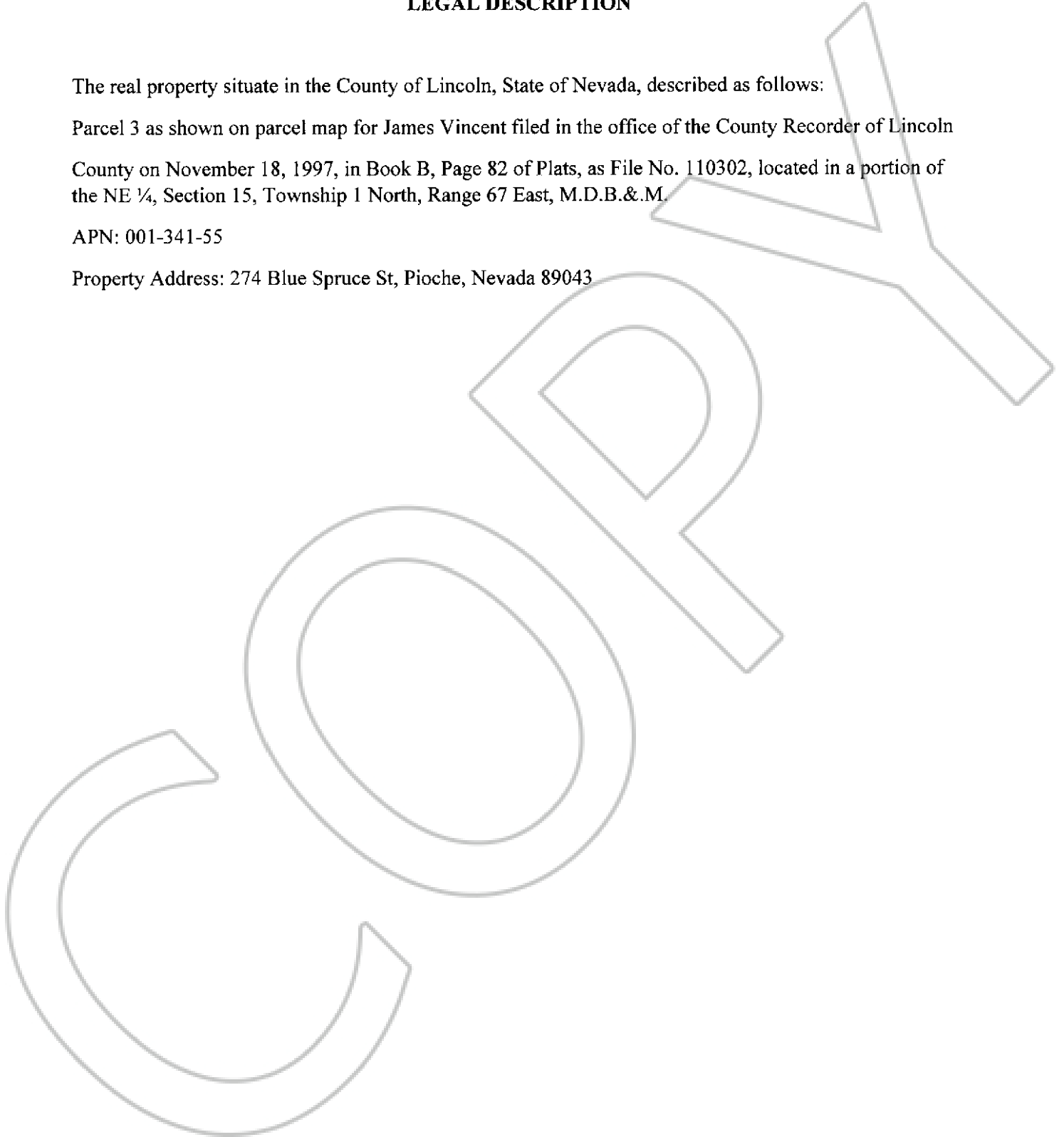
**EXHIBIT A**  
**LEGAL DESCRIPTION**

The real property situate in the County of Lincoln, State of Nevada, described as follows:

Parcel 3 as shown on parcel map for James Vincent filed in the office of the County Recorder of Lincoln County on November 18, 1997, in Book B, Page 82 of Plats, as File No. 110302, located in a portion of the NE ¼, Section 15, Township 1 North, Range 67 East, M.D.B.&M.

APN: 001-341-55

Property Address: 274 Blue Spruce St, Pioche, Nevada 89043



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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
  - a. 001-341-55
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

2. Type of Property:
 

a. <input type="checkbox"/> Vacant Land	b. <input checked="" 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 \$ 0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 10
- b. Explain Reason for Exemption: TRANSFER which becomes effective upon the death of grantor for no consideration

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 \_\_\_\_\_ Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Jerry Lynn Smith  
 Address: 274 Blue Spruce Street  
 City: Pioche  
 State: NV Zip: 89043

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Crystal Gail Smith and Jenell Alesha Busch  
 Address: 274 Blue Spruce Street  
 City: Pioche  
 State: NV Zip: 89043

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Godeeds, Inc. Escrow # \_\_\_\_\_  
 Address: 8940 Main Street  
 City: Clarence State: NY Zip: 14031