

APN: 002-061-03

RETURN RECORDED DEED TO:

VAN J. CLUFF
P.O. Box
Panaca, NV 89042**DEED UPON DEATH**

THIS INDENTURE, made and entered into this 21st day of July, 2017, VAN J. CLUFF, a married man as his sole and separate property and as the parties of the first part, hereinafter referred to as "GRANTOR", hereby conveys to NYKELE DIANE DUNN, a married woman as her 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:

A parcel of land situated within Block 23, of the Town of Panaca, in Section 9, Township 2 South, Range 68 East, M.D. B.&M., being more particularly described as follows:

Beginning at a point on the Easterly right-of-way of 3rd Street, and the NW corner of said parcel of land whence the NW corner of said Section 9, bears North 15°28'10" West, a distance of 516.79 feet;

Thence South 00°22'04" East, along the said right-of-way a distance of 205.73 feet to the SW corner of said parcel of land, said point being the SW corner of said Block 23;

Thence North 89°30'13" East, leaving said right-of-way a distance of 396.00 feet to the SE corner of said parcel of land;

Thence North 00°22'04" West, a distance of 205.73 feet to the NE corner of said parcel of land;

Thence South 89°30'14" West, a distance of 396 feet to the NW corner of said parcel of land and the Point of Beginning.

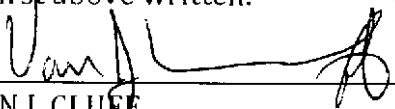


TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the 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 GRANTOR 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 have hereunto set her hand the day and year first above written.




VAN J. CLUFF

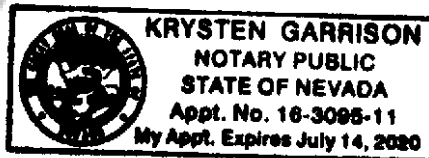
State of Nevada)
) ss.
County of Lincoln)

On this 21st day of July, 2017, ***VAN J. CLUFF*** personally appeared before me and proved to me to be the persons described in and who executed the foregoing Deed Upon Death, who acknowledged that 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.



NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
DYLAN V. FREHNER, ESQ

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By: AE RPTT:
Book- 313 Page- 0156

- 1. Assessor Parcel Number(s)
 - a. 002-061-03
 - 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 \$ _____

- 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 *Dylan V. Frehner* Capacity: GRANTOR

Signature _____ Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Van J. Cluff

Address: P.O. Box 447

City: Panaca

State: Nevada Zip: 89042

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nykele Diane Dunn

Address: P.O. Box 471

City: Panaca

State: Nevada Zip: 89042

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

Print Name: Dylan V. Frehner, Esq. Escrow # n/a

Address: P.O. Box 517

City: Pioche State: Nevada Zip: 89043