



APN: 005-251-12

RETURN RECORDED DEED TO:

James Selman
10518 Malloy Springs Road
HC 74 Box 150
Pioche, Nevada 89043

GRANTEE/MAIL TAX STATEMENTS TO:

James Selman
10518 Malloy Springs Road
HC 74 Box 150
Pioche, Nevada 89043

DEED UPON DEATH

THIS INDENTURE, made and entered into this 8th day of August 2017, I, James Selman, a single man, as the party of the first part and hereinafter referred to as "GRANTOR", hereby convey to September B. Barnes, a married woman as he sole and spate property, and as, the party of the second part and 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 005-251-12, and further described as:

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 65 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA DESCRIBED AS FOLLOWS:

PARCEL 4D OF SUBSEQUENT PARCEL MAP DIVIDING PARCEL FOUR, PLAT BOOK B, PAGE 363, FOR RICHARD MOSER AND ALLISION NEWLON, AS SHOWN UPON MAP THEROF RECORDED AUGUST 5, 2002 AS FILE 118582 IN PLAT BOOK B, PAGE 443

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 GRANTORS. 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 his hand the day and year first above written.

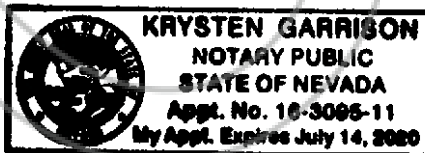
[Signature]
JAMES SELMAN

State of Nevada)
)ss.
County of Lincoln)

On this 8th day of August, 2017, **JAMES SELMAN** 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 he 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.

[Signature]
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
JAMES SELMAN

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By: AK RPTT
Book- 313 Page- 0333

- 1. Assessor Parcel Number(s)
 - a. 005-251-12
 - 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 [Signature] Capacity: Grantor

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: James Selman
 Address: HC 74 Box 150
 City: Pioche
 State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: September B. Barnes
 Address: P.O. Box
 City: Caliente
 State: NV Zip: 89008

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

Print Name: James Selman
 Address: HC 74 Box 150
 City: Pioche

Escrow # _____
 State: NV Zip: 89043